



Pima County

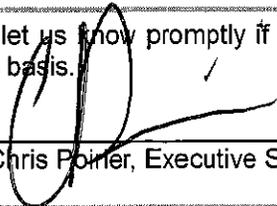
Planning and Zoning Commission

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

Meeting Summary

08-07-19

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

1) The pre-meeting was called to order at 8:30 a.m. and the regular meeting of the Planning and Zoning Commission 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 85701.

2) ROLL CALL 9:00 AM

**PRESENT**

- District 1 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 Bruce Gungle

**ABSENT**

- District 2 Jodi Bain
- District 5 Bob Cook

**EIGHT MEMBERS PRESENT**

**ALSO PRESENT**

Chris Poirier, Planning Official & Executive Secretary  
 Tom Drzazgowski, Chief Zoning Inspector  
 Carmine DeBonis, Jr., Deputy County Administrator  
 Terrill Tillman, Principal Planner  
 Mark Holden, Principal Planner  
 David Petersen, Senior Planner  
 Nick Coussoulis, Senior Planner

Joseph Godoy, Site Review Project Mgr.  
 Greg Saxe, Environmental Plan. Mgr., RFCD  
 Jenny Neeley, Program Mgr.  
 David Takaki, Site Review Project Mgr.  
 Angie Rangel, Commission Coordinator

3) PLEDGE OF ALLEGIANCE

4) CONSENT AGENDA

- A. The Commission moved to **APPROVE** the meeting summary of June 26, 2019 Summary.  
The motion **PASSED** 8 – 0 (Commissioners Bain and Cook were absent.)

5) CALL TO THE PUBLIC

No one from the public spoke.

## 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)

ON MOTION, it was

Voted to **APPROVE SUBJECT TO SPECIAL AND STANDARD CONDITIONS.**

Completion of the following requirements within five years from the date the rezoning request is approved by the Board of Supervisors:

1. There shall be no further lot splitting or subdividing of residential development without the written approval of the Board of Supervisors.
2. Transportation conditions:
  - A. The property shall be limited to 2 (two) access points as depicted in the Preliminary Development Plan.
  - B. A Traffic Impact Study shall be submitted for review and approval by the Department of Transportation. Offsite improvements determined necessary as a result of the Traffic Impact Study shall be provided by the property owner. Traffic volume and access will be reviewed and approved during the rezoning and development process. The site will be required to meet all Transportation development standards.
  - C. Prior to approval of the Development Plan, proof of coordination with the City of Tucson regarding the traffic impact study and any subsequent City of Tucson requirements shall be provided to Pima County Development Services.
  - D. Development shall promote safe use and connectivity for pedestrians and bicyclists in addition to automobiles to, from and within the site.
  - E. Prior to issuance of a Certificate of Occupancy for any structure, a dedicated right-turn lane shall be constructed on southbound Shannon Road at the River Road intersection.
3. Regional Flood Control District conditions:
  - A. At the time of development the applicant will be required to commit to water conservation measures identified in the Site Analysis Requirements in effect at that time sufficient to obtain 15 points.
  - B. Drainage will be reviewed and approved during the rezoning and development process. The site will be required to meet all Regional Flood Control District development standards including retention and detention basins and water harvesting.
4. Regional Wastewater Reclamation conditions:
  - A. The owner shall not construe any action by Pima County as a commitment to provide sewer service to any new development within the rezoning area until Pima County executes an agreement with the owner to that effect.
  - B. The owner shall obtain written documentation from the Pima County Regional Wastewater Reclamation Department (PCRWRD) that treatment and conveyance capacity is available for any new development within the rezoning area, no more than 90 days before submitting any tentative plat, development plan, preliminary sewer layout, sewer improvement plan, or request for building permit for review. Should treatment and/or conveyance capacity not be available at that time, the owner shall enter into a written agreement addressing the option of funding, designing and constructing the necessary improvements to Pima County's public sewerage system at his or her sole expense or cooperatively with other affected parties. All such improvements shall be designed and constructed as directed by the PCRWRD.
  - C. The owner shall time all new development within the rezoning area to coincide with the availability of treatment and conveyance capacity in the downstream public sewerage system.

- D. The owner shall connect all development within the rezoning area to Pima County's public sewer system at the location and in the manner specified by the PCRWRD in its capacity response letter and as specified by PCRWRD at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan, or request for building permit.
  - E. The owner shall fund, design and construct all off-site and on-site sewers necessary to serve the rezoning area, in the manner specified at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan or request for building permit.
  - F. The owner shall complete the construction of all necessary public and/or private sewerage facilities as required by all applicable agreements with Pima County and all applicable regulations, including the Clean Water Act and those promulgated by ADEQ, before treatment and conveyance capacity in the downstream public sewerage system will be permanently committed for any new development within the rezoning area.
5. Environmental Planning condition: Upon the effective date of the Ordinance, the owner(s)/developer(s) shall have a continuing responsibility to remove buffelgrass (*Pennisetum ciliare*) from the property. Acceptable methods of removal include chemical treatment, physical removal, or other known effective means of removal. This obligation also transfers to any future owners of property within the rezoning site; and Pima County may enforce this rezoning condition against the property owner.
  6. Cultural Resources conditions: In the event that human remains, including human skeletal remains, cremations, and/or ceremonial objects and funerary objects are found during excavation or construction, ground disturbing activities must cease in the immediate vicinity of the discovery. State laws ARS 41-865 and ARS 41-844, require that the Arizona State Museum be notified of the discovery at (520) 621-4795 so that cultural groups who claim cultural or religious affinity to them can make appropriate arrangements for the repatriation and reburial of the remains. The human remains will be removed from the site by a professional archaeologist pending consultation and review by the Arizona State Museum and the concerned cultural groups.
  7. Adherence to the preliminary development plan as approved at public hearing with a maximum height of 24 feet to the highest point of the structure.
  8. Planning and design of development shall minimize appearance of traditional "strip" commercial development and promote four-sided architecture on perimeter buildings, with uniform architecture throughout the development.
  9. All lighting shall be subject to the Pima County Outdoor Lighting Code (Chapter 15.12) and shall be designed to minimize light trespass on adjacent residential lots.
  10. A minimum 40-foot-wide enhanced landscape bufferyard shall be placed along boundary of the Meadowbrook Subdivision. Although 40 feet wide, the plant density shall be no less than that prescribed in a 10-foot Bufferyard D (Pima County Landscape Design Manual). This bufferyard shall be installed in harmony with the existing 10-foot private landscape buffer depicted on the Meadowbrook Subdivision Plat. The bufferyard shall incorporate storm water harvesting features and shall not require a wall.
  11. Parking lots shall be landscaped with groupings of shade trees supported by storm water harvesting to reduce heat-island effect.
  12. Coordination and a written agreement with the abutting property owners of lots 514 - 529 to address existing patio wall enhancements and/or additional screening options is required to be submitted to Development Services prior to Development Plan approval.
  13. In the event the subject property is annexed, the property owner shall adhere to all applicable rezoning conditions, including, but not limited to, development conditions which require financial contributions to, or construction of infrastructure, including without limitation, transportation, flood control, or sewer facilities.
  14. The property owner shall execute the following disclaimer regarding Proposition 207 rights: "Property Owner acknowledges that neither the rezoning of the Property nor the conditions of rezoning give Property Owner any rights, claims or causes of action under the Private Property Rights Protection Act (Arizona Revised Statutes Title 12, chapter 8, article 2.1). To the extent that the rezoning or conditions of rezoning may be construed to give Property Owner any rights or claims under the Private Property Rights Protection Act, Property Owner hereby waives any and all such rights and/or claims pursuant to A.R.S. § 12-1134(l)."

The motion **PASSED** 8-0 (Commissioners Bain and Cook were absent.)

**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)

ON MOTION, it was

Voted to **CONTINUE** this case to the meeting of September 25, 2019.

The motion **PASSED** 8-0 (Commissions Bain and Cook were absent.)

**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)

Staff re-presented the Spring 2019 Comprehensive Plan Amendment Study Session to meet previously overlooked public notification zoning code requirements. Staff also requested that less controversial amendment cases (i.e., P19CA00002, -00003 and -00004) be heard at the regular August commission hearing, with the large county-initiated amendment case (P19CA00001) to be heard at the regular September commission hearing – the commission had previously requested to hear all amendment cases in September.

ON MOTION, it was:

Voted to hear amendment cases P19CA00002, P19CA00003 and P19CA00004 at the August 28, 2019 Planning and Zoning Commission public hearing, and to hear P19CA00001 at the September 25, 2019 commission hearing.

The motion **PASSED** 8-0 (Commissioners Bain and Cook were absent).

9) BOARD OF SUPERVISORS DISPOSITION OF CASES

10) ADJOURNMENT – 11:15 AM

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