



Pima County
Planning and Zoning Commission

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

Meeting Summary

08-28-19

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.

[Handwritten Signature]
Chris Poirier, Executive Secretary

1) The pre-meeting was called to order at 8:45 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

ABSENT

- District 1 Jodi Bain
Brad Johns, Chair
- District 2 Barbara Becker, Vice-Chair
Armando Membriola
- District 3 Tom Tronsdal
- District 4 David Hook
- District 5 Bruce Gungle

- District 3 Ryan Maese
- District 4 William Matter
- District 5 Bob Cook

SEVEN MEMBERS PRESENT

ALSO PRESENT

Chris Poirier, Planning Official & Executive Secretary
Tom Drzazgowski, Chief Zoning Inspector
Terrill Tillman, Principal Planner
Mark Holden, Principal Planner
David Petersen, Senior Planner
Nick Coussoulis, Senior Planner
Donna Spicola, Planner

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

3) PLEDGE OF ALLEGIANCE

4) CONSENT AGENDA

- A. The Commission moved to **APPROVE** the meeting summary of August 7, 2019 Summary.
The motion **PASSED** 7 – 0 (Commissioners Maese, Matter, and Cook were absent.)

5) CALL TO THE PUBLIC

No one from the public spoke.

HEARINGS

REZONING

6) **P19RZ00007 MJM Ventures One LLC - N. Oracle Road Rezoning**

MJM Ventures One, LLC requests a **rezoning** from GR-1 (GZ-1) (Rural Residential – Urban Gateway Overlay Zone) to CB-1 (GZ-1) (Local Business - Urban Gateway Overlay Zone) zone located on the east side of N. Oracle Road approximately 900 feet north of the T-intersection of E. Hawser Street and N. Oracle Road addressed as **15450 N. Oracle Road**. The proposed rezoning conforms to the Pima County Comprehensive Plan which designates the property for Multifunctional Corridor. (District 1)

ON MOTION, it was

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

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. Access shall be designed to provide cross access between the rezoning site and the adjacent property to the north and south. Cross access easements shall be provided by the property owner for all affected portions of the rezoning site to adjacent properties at the time of development or permitting.
 - B. Prior to development permitting approval, proof of coordination with Arizona Department of Transportation (ADOT) shall be provided to Pima County Development Services.
3. Regional Flood Control District condition: At the time of development or permitting a sketch plan shall be submitted to the District to determine whether or not a Floodplain Use Permit or Riparian mitigation Plan is required.
4. Environmental Planning condition: Upon the effective date of the Ordinance, the owner(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.
5. Cultural Resources condition: 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.
6. Adherence to the preliminary development plan as approved at public hearing.
7. 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.

8. 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** 7-0 (Commissioners Cook, Maese, and Matter were absent.)

COMPREHENSIVE PLAN AMENDMENTS

- 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)

ON MOTION, it was:

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

The motion **PASSED** 6-1 (Commissioner Becker voted Nay; Commissioners Cook, Maese and Matter were absent.)

- 8) **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)

ON MOTION, it was:

Voted to recommend **DENIAL** of the case; motion failed 2-5 (Commissioners Bain, Hook, Johns, Membrilla and Tronsdal voted Nay; Commissioners Cook, Maese and Matter were absent.)

ON SUBSEQUENT MOTION, it was:

Voted to recommend **APPROVAL** of the case.

The motion **PASSED** 5-2 (Commissioners Becker and Gungle voted Nay; Commissioners Cook, Maese and Matter were absent.)

- 9) **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)

ON MOTION, it was:

Voted to recommend **APPROVAL** subject to the addition of the following rezoning policy: Site to be used for single family residential.

The motion **PASSED** 6-0 (Commissioners Bain, Cook, Matter and Maese were absent).

10) BOARD OF SUPERVISORS DISPOSITION OF CASES

11) ADJOURNMENT – 12:10 PM

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