



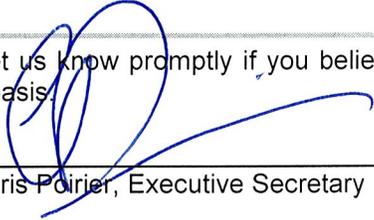
Pima County
Planning and Zoning Commission

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

Meeting Summary

09-25-19

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 9:04 a.m. and the regular meeting of the Planning and Zoning Commission was called to order at 9:10 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 Membrila
- District 3 Ryan Maese
Tom Tronsdal
- District 5 Bruce Gungle

ABSENT

- District 1 Jodi Bain
- District 4 David Hook
William Matter
- District 5 Bob Cook

SIX MEMBERS PRESENT

ALSO PRESENT

Chris Poirier, Planning Official & Executive Secretary
Tom Drzazgowski, Chief Zoning Inspector
Mark Holden, Principal Planner
Nick Coussoulis, Senior Planner

Lauren Ortega, Building Official
David Takaki, Site Review Project Mgr
Greg Saxe, Environmental Plan. Mgr., RFCO.
Angie Rangel, Commission Coordinator

3) PLEDGE OF ALLEGIANCE

4) CONSENT AGENDA

- A. The Commission moved to **APPROVE** the meeting summary of August 28, 2019 Summary.
The motion **PASSED** 6 – 0 (Commissioners Bain, Cook, Hook and Matter were absent).

5) CALL TO THE PUBLIC

No one from the public spoke.

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)

ON MOTION, it was

Voted to **CONTINUE** this case to the meeting of October 30, 2019.

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

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)

This case was withdrawn.

HEARINGS

COMPREHENSIVE PLAN AMENDMENTS

- 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)

ON MOTION, it was:

Voted to **CONTINUE** this case to the meeting of October 30, 2019.

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

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)

ON MOTION, it was:

Voted to recommend **APPROVAL** standard and special conditions.

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

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)

ON MOTION, it was:

Voted to recommend **APPROVAL** of the zoning code text amendment.

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

11) BOARD OF SUPERVISORS DISPOSITION OF CASES

12) BOARD OF SUPERVISORS DISPOSITION OF CASES

13) PLANNING AND ZONING COMMISSION MEMBER ATTENDANCE

Commissioners Becker, Gungle, Johns, Maese, Membrilla, and Tronsdale indicated they would be available for the October 30, 2019 meeting.

14) ADJOURNMENT – 10:12 AM

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