



Pima County  
Meeting Agenda

**MEETING LOCATION**  
Public Works Building  
201 N. Stone Avenue  
Basement, Room C  
Tucson, AZ 85701

Planning and Zoning Commission

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Wednesday, February 26, 2020

Board of Supervisor's Hearing Room

8:30 AM for a Pre-Meeting to discuss Agenda Items

9:00 AM for Scheduled Hearings

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**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 1<sup>st</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.*

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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. APPROVAL OF [JANUARY 29, 2020](#) MEETING SUMMARY
5. CALL TO THE PUBLIC

## NEW HEARINGS

### REZONING

6. **P19RZ00008 UNISOURCE ENERGY CORP – N. LA CHOLLA BOULEVARD REZONING**

Unisource Energy Corp. represented by Jeffrey Stanley requests a **rezoning** of approximately 1.74 acres from the SH (Suburban Homestead) to the CB-2 (General Business) zone located approximately 270 feet south of W. River Road on the west side of La Cholla Boulevard, addressed as **5341 N. La Cholla Boulevard**. The proposed rezoning conforms to the Pima County Comprehensive Plan which designates the property for Neighborhood Activity Center and Resource Sensitive. (District 1)

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

7. **P19RZ00010 YATES – N. COMO DRIVE REZONING**

Request of Ira Yates represented by the Planning Center for a **rezoning** of approximately 12.49 acres from SR (Suburban Ranch) to the CR-4 (Mixed-Dwelling Type) zone, parcel code 225-43-0030, located approximately 300 feet north of E. Magee Road and 10 feet east of N. Como Drive addressed as **7801 N. La Cholla Boulevard**. The proposed rezoning conforms to the Pima County Comprehensive Plan which designates the property for Medium Intensity Urban. (District 1)

**Attachments:**      [Staff Report](#)  
[Site Analysis](#)  
[Comment Letters](#)  
[Comment Letters 2](#)  
[Comment Letters 3](#)

8. **P19RZ00013 ST. PHILIPS PLAZA - N. CAMPBELL AVENUE REZONING**

Request of St. Philips Plaza LLC, represented by MJM Consulting, Inc., for a **rezoning** of approximately 0.67 acres from the CB-1 (Local Business) to the CB-2 (General Business) zone, on portions of properties with parcel codes 108-18-7060 and 108-18-7080, located about 400 feet southeast of the intersection of N. Campbell Avenue and E. River Road. The proposed rezoning conforms to the Pima County Comprehensive Plan which designates the property for Community Activity Center land use. (District 1)

**Attachments:**

[Staff Report](#)  
[Additional Materials](#)  
[Comment Letter](#)

**INFORMATIONAL REPORT**

**PIMA COUNTY FLOODPLAIN MANAGEMENT PLAN**

9. The Pima County Regional Flood Control District (District) is seeking public input on the preparation of a Floodplain Management Plan for approval by the Board of Supervisors (Board). This effort was authorized by Resolution 2018-FC6. As a participant in the Federal Emergency Management Agency (FEMA) National Flood Insurance Program (NFIP) the District strives to use forward-looking floodplain management planning practices to minimize the risk of flood and erosion damage for all county residents, property and infrastructure. These efforts include identifying high flood risk areas, preserving natural watercourses, constructing flood control facilities, establishing locally appropriate development standards, distributing public information, providing early warning, and responding to flood emergencies. This plan will help the District identify the activities that will be most effective in each of the watersheds in unincorporated Pima County. It will also help keep flood insurance rates low.

This plan is being developed according to FEMA guidelines utilizing a stakeholder driven process. The Pima County NFIP Community Rating System Coordinator, Dr. Greg Saxe, M.R.P. will update members and the public on progress toward completion of a full draft for public review and Board approval. The presentation will include information on public and stakeholder participation; flood hazard risk and resiliency in Pima County as it relates to public safety, health, and economic stability; and the natural beneficial functions of floodplains, as well as the identified goals and action plan.

More information including stakeholder planning committee meeting schedule, a survey, hazard maps, and draft plan are available at: [www.pima.gov/fmp](http://www.pima.gov/fmp)

Questions may be directed to [Greg.Saxe@pima.gov](mailto:Greg.Saxe@pima.gov)

**Attachments:**

[Action Plan Summary](#)

10. BOARD OF SUPERVISORS DISPOSITION OF CASES  
11. ADJOURNMENT

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