



Pima County

Meeting Agenda

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

Planning and Zoning Commission

Due to the CoVid-19 pandemic, the March 25<sup>th</sup> meeting will be held in accordance with the attached [MEMORANDUM](#).

Wednesday, March 25, 2020

Board of Supervisor’s Hearing Room

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

9:00 AM for Scheduled Hearings

**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.*

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 [FEBRUARY 26, 2020](#) MEETING SUMMARY
5. CALL TO THE PUBLIC

## NEW HEARINGS

### REZONINGS

6. **P19RZ00012 HARBOUR TRUST 1/3, ET AL. - N. LA CHOLLA BOULEVARD REZONING**

Request of Harbour Trust 1/3, 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 corner 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:**

[Staff Report](#)  
[Site Analysis Part 1](#)  
[Site Analysis Part 2](#)  
[Public Comment](#)  
[Public Comment 2](#)  
[Public Comment 3](#)  
[Public Comment 4](#)  
[Applicant Presentation](#)

7. **P20RZ00001 WRIGHT - N. SANDARIO ROAD REZONING**

Request of Mark and Mary Lou Wright, represented by Steadfast Drafting and Design LLC, requesting a **rezoning** of approximately 1.43 acres from the GR-1 (BZ) (Rural Residential - Buffer Overlay) zone to the CB-2 (BZ) (General Business - Buffer Overlay) zone on the property located on the west side of N. Sandario Road, approximately 900 feet south of the intersection of N. Sandario Road and W. Picture Rocks Road, **addressed as 6625 N. Sandario Road**. The proposed rezoning conforms to the Pima County Comprehensive Plan which designates the property for Rural Crossroads. (District 3)

**Attachments:**

[Staff Report](#)  
[Site Analysis](#)  
[Neighborhood Meeting](#)

8. **P20RZ00002 BOHLMANN – E. BECKER DRIVE REZONING**

Request of Scott and Cynthia Bohlmann, represented by the Planning Center, for

a **rezoning** of approximately 5.0 acres from the RH (Rural Homestead) to the CR-4 (Mixed-Dwelling Type) zone located approximately 660 feet northeast of the intersection of E. Old Vail Road and S. Freeman Road Alignment, approximately 400 feet north of the Union Pacific Railroad track, and 75 feet east of E. Becker Drive **addressed as 12010 E. Old Vail Road**. The proposed rezoning conforms to the Pima County Comprehensive Plan which designates the property for Medium Intensity Urban. (District 4)

**Attachments:**

[Staff Report](#)  
[Applicant Presentation](#)

**CODE TEXT AMENDMENT FOR INITIATION**

9. **INITIATION OF ZONING CODE TEXT AMENDMENT – CHAPTER 18.07 GENERAL REGULATIONS AND EXCEPTIONS AND CHAPTER 18.73 LANDSCAPING, BUFFERING AND SCREENING STANDARDS**

TUCSON ELECTRIC POWER COMPANY REQUESTS THAT THE PLANNING AND ZONING COMMISSION AUTHORIZE AND INITIATE THE AMENDMENTS OF CHAPTER 18.07 GENERAL REGULATIONS AND EXCEPTIONS AND CHAPTER 18.73 LANDSCAPING, BUFFERING AND SCREENING STANDARDS TO 1) REDUCE THE MINIMUM SETBACK FROM A 115 KILOVOLTS OR GREATER POWER SUBSTATION TO AN EXISTING RESIDENCE BY MEASURING THE SETBACK FROM THE TRANSFORMER OR ANY OTHER NOISE-PRODUCING STRUCTURE OR EQUIPMENT INSTEAD OF THE FACILITY, INCLUDING WALLS OR EQUIPMENT, TO THE ROOFTOP OF THE RESIDENCE INSTEAD OF THE PROPERTY LINE OF THE RESIDENCE; AND, 2) AMEND TABLE 18.73-1 LANDSCAPE BUFFERYARD REQUIREMENTS OF THE LANDSCAPE DESIGN MANUAL AND AS REFERENCED IN CHAPTER 18.73 (LANDSCAPING, BUFFERING AND SCREENING STANDARDS) SECTION 18.73.040 (SCREENING AND BUFFERYARD REQUIREMENTS) TO REDUCE THE LANDSCAPE BUFFERYARD REQUIREMENT FOR A POWER SUBSTATION FROM TYPE “J” TO TYPE “F”. (ALL DISTRICTS)

**Attachments:**

[Staff Memo](#)

10. **INITIATION OF ZONING CODE TEXT AMENDMENT – ECONOMIC OPPORTUNITY EXPANSION OMNIBUS NO2**

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 FURTHER FACILITATE AND ENCOURAGE DEVELOPMENT IN PIMA COUNTY. PROPOSED AMENDMENTS INCLUDE REVISIONS TO THE CR-3 DEVELOPMENT STANDARDS; REVISION OF LOT COVERAGE LIMITS IN THE CR-4 AND CR-5 ZONES; REVISION TO THE DEVELOPMENT STANDARDS AND CONDITIONS OF ADAPTIVE REUSE; REVISION TO PERMITTED USES IN THE CB-1 ZONE; ELIMINATE THE TECHNICAL REVIEW COMMITTEE AND TRANSFER THE REVIEW TO THE DESIGN REVIEW COMMITTEE AND AMEND RURAL, COMMERCIAL AND MU ZONES FOR PROPERTIES IN CLOSE

PROXIMITY TO THE CHUCK HUCKELBERRY LOOP TO INCENTIVIZE  
COMMERCIAL USES THAT SUPPORT TRAIL USERS. (ALL DISTRICTS)

**Attachments:**      [Staff Memo](#)

11. BOARD OF SUPERVISORS DISPOSITION OF CASES
12. ADJOURNMENT

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