



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 April 29th meeting will be held in accordance with the attached [MEMORANDUM](#).

Wednesday, April 29, 2020

Board of Supervisor's Hearing Room

9:00 AM for Scheduled Hearings

Planning and Zoning Commissioners

*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*

Executive Secretary

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 1st 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. ROLL CALL 9:00 AM

2. PLEDGE OF ALLEGIANCE
3. APPROVAL OF [March 25, 2020](#) MEETING SUMMARY
4. CALL TO THE PUBLIC

NEW HEARINGS

REZONING

5. **P20RZ00004 ARIZONA BAPTIST CONVENTION – E. VISTA MONTE DRIVE REZONING**

Arizona Baptist Convention represented by Beau Borboa, requests a **rezoning** of approximately 4.78 acres from the TR (Transitional) to the CB-2 (General Business) zone located on the north side of E. Vista Monte Drive approximately 1,000 feet east of the intersection of S. Houghton Road and E. Vista Monte Drive, addressed as **195 E. Vista Monte Drive**. The proposed rezoning conforms to the Pima County Comprehensive Plan which designates the property as Neighborhood Activity Center. (District 4)

Attachments: [Staff Report](#)
[Site Analysis](#)
[Public Comment](#)

CONDITIONAL USE

6. **P20CU00004 UNITED STATES OF AMERICA – E. SKI RUN ROAD**

Request of United States of America, represented by Pinnacle Consulting, located at **10300 E. Ski Run Road**, in the IR (Institutional Reserve) zone for a **Type III Conditional Use Permit for a 75' Communication Tower**, in accordance with Section 18.07.030 of the Pima County Zoning Code. (District 4)

Attachments: [Staff Report](#)
[Public Comment](#)

ZONING CODE TEXT AMENDMENT

7. **P20TA00002 ECONOMIC OPPORTUNITY EXPANSION OMNIBUS NO. 2**

A PROPOSAL TO AMEND BY ORDINANCE THE PIMA COUNTY ZONING CODE, CHAPTER 18.25 (CR-3 SINGLE RESIDENCE ZONE), SECTION 18.25.030 (DEVELOPMENT STANDARDS-GENERAL), TO REDUCE THE MINIMUM FRONT YARD SETBACK REQUIREMENT AND INCREASE THE ALLOWED BUILDABLE AREA; CHAPTER 18.27 (CR-4 MIXED-DWELLING TYPE ZONE), SECTION 18.27.030 (DEVELOPMENT STANDARDS-GENERAL), TO CHANGE THE MAXIMUM LOT COVERAGE LIMIT TO A MAXIMUM SITE COVERAGE LIMIT; AND CHAPTER 18.29 (CR-5 MULTIPLE RESIDENCE ZONE), SECTION 18.29.030 (DEVELOPMENT STANDARDS-GENERAL) TO

CHANGE THE MAXIMUM LOT COVERAGE LIMIT TO A MAXIMUM SITE COVERAGE LIMIT. (ALL DISTRICTS)

Attachments: [Staff Report](#)

ZONING CODE TEXT AMENDMENT FOR INITIATION

8. INITIATION OF ZONING CODE TEXT AMENDMENT - BENSON HIGHWAY INFILL OVERLAY ZONE

STAFF REQUESTS THAT THE PLANNING AND ZONING COMMISSION AUTHORIZE AND INITIATE A TEXT AMENDMENT TO THE PIMA COUNTY ZONING CODE TO ADD THE BENSON HIGHWAY INFILL OVERLAY ZONE TO CHAPTER 18.68 INFILL OVERLAY ZONE, TO IDENTIFY THE BENSON HIGHWAY INFILL OVERLAY ZONE, DEVELOPMENT STANDARDS AND INCENTIVES. (DISTRICT 2)

Attachments: [Staff Report](#)

9. COUNTY ATTORNEY'S OFFICE TO PROVIDE TRAINING AND GUIDANCE ON OPEN MEETING LAW AND THE FUNCTION OF THE PLANNING AND ZONING COMMISSION FOR COMMISSIONERS AND STAFF.

10. BOARD OF SUPERVISORS DISPOSITION OF CASES

11. ADJOURNMENT

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