Due to the CoVid-19 pandemic, the July 29th meeting will be held in accordance with the attached MEMORANDUM.

Wednesday, July 29, 2020
Board of Supervisor’s Hearing Room
9:00 AM for Scheduled Hearings

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 Planning Official, Chris Poirier 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 MAY 27, 2020 AND THE JUNE 24, 2020 MEETING SUMMARIES

4. CALL TO THE PUBLIC

NEW HEARINGS

REZONING

5. P20RZ00005 TAYLOR ET AL - S. KOLB ROAD REZONING
Michael Taylor, et al., represented by Coronado Engineering and Development Inc., requests a rezoning of approximately 3.47 acres from the SR (AE) (Suburban Ranch – Airport Environ) to the CB-2 (AE) (General Business – Airport Environ) zone located approximately 1,300 feet south of the intersection of S. Kolb Road and E. Valencia Road addressed as 6400 S. Kolb Road. The proposed rezoning conforms to the Pima County Comprehensive Plan which designates the property as Military Airport (MA). (District 4)

Attachments: Application
Staff Report
Site Analysis
Continuance Request

CONCURRENT PLAN AMENDMENT AND REZONING

6. P20CR00001 CUMMINGS ET AL – E. REX MOLLY ROAD PLAN AMENDMENT AND REZONING
Cummings et al., represented by Todd and Jessica Ogiba, for a concurrent plan amendment and rezoning to amend the Comprehensive Plan from Planned Development Community (PDC) to Medium Intensity Rural (MIR) and to rezone from SP (Specific Plan) to GR-1 (Rural Residential) zone on approximately 2.5 acres. The property is located at the southwest corner of E. Rex Molly Road and S. White Lightening Lane and addressed as 13650 E. Rex Molly Road, in Section 3, Township 16 South, Range 16 East, in the Rincon Valley Planning Area. (District 4)

Attachments: Application
Staff Report
Public Comment
Public Comment_2
Public Comment_3
TEXT AMENDMENT

7. **P20TA00004 ECONOMIC OPPORTUNITY EXPANSION OMNIBUS NO. 2 – ADAPTIVE/REUSE, CB-1 USES, TECHNICAL REVIEW COMMITTEE**

A proposal to amend by ordinance the Pima County Code, Chapter 18.09 (General Residential and Rural Zoning Provisions) Section 18.09.020(R) (General Requirements and Exceptions – Adaptive Reuse) to amend the development standards for adaptive reuse to reduce the minimum lot size requirement from 36,000 square feet to 16,000 square feet; to increase the maximum number of parking spaces from six to ten; to grant the hearing administrator discretion to allow parking features including wheel stops, paving, parking lanes or striping; to increase the maximum number of commercial vehicles from one to two; and to allow changes to the residential character of the interior of the dwelling and accessory structure(s); Chapter 18.43 (CB-1 Local Business Zone) Section 18.43.030 (Permitted Uses) to add the use of a bar as a permitted use subject to a maximum floor area of 2,500 square feet, a minimum setback of 300 feet from the nearest property line of an existing residence, all activities conducted entirely within an enclosed building including no drive-through and no entertainment or music audible off-site, and to renumber accordingly; to add hair salon to beauty shop; to repeal the use messenger office, and to renumber accordingly; to rename the use reducing salon to health spa, personal fitness services, cross-fit, and public gym; to amend Section 18.43.030(J) (Self-Storage Facility) to reduce the requirements for a self-storage facility as a permitted use to single-story with a maximum height of nineteen feet, all storage shall be in an enclosed building, and all access lanes within facility shall be of a paved or concrete surface; Section 18.43.040 (Conditional Uses) to add the use of bar as a conditional use (Type 1 Procedure) subject to a minimum setback of 300 feet from the nearest property line of an existing residence and all activities conducted entirely within enclosed building including no drive-through and no entertainment or music audible off-site; to add the use of multi-story self-storage facility as a conditional use (Type 1 Procedure) subject to single building with maximum two stories and 24 feet, all activities conducted entirely within enclosed building, no activity occurs other than the loading and unloading of household and personal property, and all access lanes shall be paved or concrete surface; Chapter 18.81 (Grading Standards) Sections 18.81.040 (General Grading Performance Standards) to replace the recommendation on amendments to the grading design manual from the Technical Review Committee to the Design Review Committee and 18.81.100 (Waivers and Interpretation Review) to replace the Technical Review Committee with the Design Review Committee for waivers and interpretation review; Chapter 18.99 (Review Committees)
SECTION 18.99.030 (DESIGN REVIEW COMMITTEE) TO ADD GRADING WAIVERS, GRADING INTERPRETATION REVIEW, AND RECOMMENDATIONS ON GRADING CODE AND MANUAL AMENDMENTS TO THE PURPOSE OF THE DESIGN REVIEW COMMITTEE; SECTION 18.99.040 (TECHNICAL REVIEW COMMITTEE) TO REPEAL THE TECHNICAL REVIEW COMMITTEE; AND TO UPDATE THE GRADING DESIGN MANUAL ACCORDINGLY. (ALL DISTRICTS)

Attachments: Staff Report
Underline & Strikeout Text Amendment
Clean Version Text Amendment
Request to Commission to Remove Item
Public Comment
Public Comment_2

CONDITIONAL USE

8. P20CU00005 PIMA COUNTY – S. HOUGHTON ROAD
Request of Pima County, represented by AT&T Mobility, located at 11300 S. Houghton Road, in the RH-AE (Rural Homestead-Airport Environ) zone for a Type III Conditional Use Permit for a 100 foot Communication Tower, in accordance with Section 18.07.030 of the Pima County Zoning Code. (District 4)

Attachments: Staff Report

UNADVERTISED HEARINGS

ZONING CODE TEXT AMENDMENT FOR INITIATION

9. INITIATION AND COMMISSION HEARING DISCUSSION OF ZONING CODE TEXT AMENDMENT: TRAIL-ORIENTED RESIDENTIAL DEVELOPMENT
STAFF REQUESTS THAT THE PLANNING AND ZONING COMMISSION AUTHORIZE AND INITIATE A TEXT AMENDMENT OF THE PIMA COUNTY ZONING CODE TO ADD INCENTIVES FOR RESIDENTIAL DEVELOPMENT ORIENTED AROUND THE PIMA COUNTY TRAILS SYSTEM AND CHUCK HUCKELBERRY LOOP TRAIL SPECIFICALLY. STAFF ALSO REQUESTS THE COMMISSION INITIATE DISCUSSION OF TRAIL-ORIENTED RESIDENTIAL DEVELOPMENT, INCLUDING THE PROPOSED INCENTIVES WITH STAFF AT THE HEARING, TO PROVIDE IDEAS AND DIRECTION FROM WHICH STAFF MAY MOVE FORWARD WITH THE TEXT AMENDMENT.

Attachments: Staff Report
Additional Material

10. BOARD OF SUPERVISORS DISPOSITION OF CASES

11. ADJOURNMENT

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