



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 July 29<sup>th</sup> 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

**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 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 Environs) to the CB-2 (AE) (General Business – Airport Environs) 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 Lightning 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 Environs) 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/DSDBCC/>