



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 September 30<sup>th</sup> meeting will be held in accordance with the attached [MEMORANDUM](#).

Wednesday, September 30, 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 THE [AUGUST 26, 2020](#) MEETING SUMMARY
4. CALL TO THE PUBLIC

## CONTINUED HEARINGS

### REZONING (Continued from the August 26, 2020 hearing)

5. **P20RZ00008 SB VENTURES I, LLC – E. BENSON HIGHWAY REZONING**  
SB Ventures I, LLC, requests a **rezoning** of approximately 8.13 acres from the CB-2 (General Business) and TR (Transitional) zones to the TH (Trailer Homesite) zone, located 200 feet west of the intersection of E. Benson Highway and S. Columbus Boulevard, on parcel codes 140-35-2030, 140-35-206B and a portion of 140-35-407A and addressed as 4180, 4200, and 4240 E. Benson Highway. The proposed rezoning conforms to the Pima County Comprehensive Plan, which designates the property for Multifunctional Corridor and Medium Intensity Urban. (District 2)

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

## NEW HEARINGS

### MODIFICATION (SUBSTANTIAL CHANGE) OF REZONING CONDITIONS

6. **Co9-08-08 RIVERSIDE ASSOCIATES, ET AL. – RIVER ROAD #2 REZONING**  
Riverview Ventures, LLC represented by Lazarus & Silvyn, P.C. request a **modification (substantial change) of rezoning condition #12** which requires adherence to the 2011 revised preliminary development plan, proposing a change of use to townhouse development. The 4.11 acre property, parcel code 104-01-104G, is conditionally zoned CB-2 (General Business) and is located on the west side of River Road approximately 2,000 feet east of La Cholla Boulevard. (District 1)

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

7. **NON-CODE ORDINANCE FOR DEVELOPMENT SERVICES PERMITTING AND LICENSE FEES**

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

[Comment Letter](#)

8. BOARD OF SUPERVISORS DISPOSITION OF CASES
9. ADJOURNMENT

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