



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 October 28<sup>th</sup> meeting will be held in accordance with the attached [MEMORANDUM](#).

Wednesday, October 28, 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 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 [SEPTEMBER 30, 2020](#) MEETING SUMMARY
4. CALL TO THE PUBLIC

## NEW HEARINGS

### MODIFICATION (SUBSTANTIAL CHANGE) OF REZONING CONDITIONS

5. **CO9-02-01 SWINDELL – CARDINAL AVENUE REZONING**

Daniel LLC represented by Declan Murphy for T-Mobile/TowerCom, request a **substantial change of rezoning condition #11** which requires adherence to the revised preliminary sketch plan and limits the use of the property to modular/manufactured and building sales, CB-1 zone retail uses, and the storage of goods accessory to retail businesses to allow an 80-foot monopole cell tower with an equipment area. The 1.79 acres property is zoned CB-2(H) General Business Zone (San Xavier Environs Historic Zone) and is located at the northeast corner of Los Reales Road and Cardinal Avenue, addressed as **7251 and 7285 S. Cardinal Avenue**. (District 5)

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

### TEXT AMENDMENT

6. **P19TA00001 NEW SIGN STANDARDS, UPDATED ADDRESSING STANDARDS, AND A NEW DESIGN REVIEW COMMITTEE ROLE CONCERNING SIGNS**

A Proposal to repeal and replace, by Ordinance, the existing Chapter 18.79 (Sign Standards) of the Pima County Zoning Code, with the exceptions of the billboard standards and the nonconforming sign standards (Section 18.79.060). The Section 18.79.060 nonconforming sign standards are not changed. The billboard standards retain the existing language but are reformatted and renumbered. Except for the nonconforming sign standards (Section 18.79.060) and billboard standards, the proposal replaces the repealed sign standards with new sign standards intended to update and clarify sign standards, reflect current sign technology and trends, encourage good sign design, and protect Dark Skies and scenic values. The new standards affect the size, height, illumination, location, and other features of the time, location and manner of signs. The proposal also 1) amends, by Ordinance, Pima County Zoning Code Chapter 18.83 (Address Standards), Section 18.83.050 (Address display) to update addressing standards consistent with state regulations; 2) amends Chapter 18.99 (Review Committees) Section 18.99.030 (Design Review Committee) to authorize the Design Review Committee to review and decide requests for the Master Sign Program; 3) amends sign-related cross references in Chapter 18.09 (General Residential and Rural Zoning Provisions), Section

18.09.030 (Home Occupations) to refer home occupation sign requirements to Chapter 18.79 (Sign Standards); 4) amends Chapter 18.40 (MR Major Resort Zone), Section 18.40.030 (Development Standards) to repeal an incorrect and unnecessary cross-reference to Chapter 18.79 (Sign Standards); 5) amends Chapter 18.45 (CB-2 General Business Zone), Section 18.45.030 (Permitted Uses) to repeal the listing of signs as a permitted use in the CB-2 zone (while signs are permitted in the CB-2 zone other zones that also allow signs do not individually list signs as a use); and 6) amends Chapter 18.77 (Roadway Frontage Standards), Section 18.77.030 (Setback Lines for Streets) to update a sign-related cross-reference. (All Districts)

- Attachments:** [Staff Report](#)  
[Attachment 1 - Comparison](#)  
[Attachment 2 – Stakeholder Distribution List](#)  
[Attachment 3 – Comments Table](#)  
[Attachment 4 – Comments Table](#)  
[Underline Strikeout Text Amendment](#)  
[Clean Version Text Amendment](#)  
[Public Comment](#)  
[Staff Memo to Commission 1](#)  
[Staff Memo to Commission 2](#)  
[Public Comment 2](#)  
[Public Comment 3](#)  
[Site Specific Sign Code Analysis](#)  
[Public Comment 4](#)  
[Public Comment 5](#)

7. BOARD OF SUPERVISORS DISPOSITION OF CASES
8. ADJOURNMENT

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