



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 November 25th meeting will be held in accordance with the attached [MEMORANDUM](#).

Wednesday, November 25, 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 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 [OCTOBER 28, 2020 MEETING SUMMARY](#)
4. CALL TO THE PUBLIC

NEW HEARINGS

COMPREHENSIVE PLAN AMENDMENT

5. **P20CA00004 DE SANTIAGO – W. YEDRA ROAD PLAN AMENDMENT**
Tony and Carmen De Santiago, represented by Judith De Santiago, request a **Comprehensive Plan amendment** of approximately 4.77 acres from Low Intensity Rural (LIR) to Medium Intensity Rural (MIR) land use designation, located approximately 1200 feet east of the intersection of W. Yedra Road and S. Vahalla Road, and addressed as **7600 W. Yedra Road**, in Section 21, Township 15 South, Range 12 East, in the Southwest Planning Area. (District 3)

Attachments: [Staff Report](#)

REZONING

6. **P20RZ00009 NAVA ET AL - S. NOGALES HIGHWAY REZONING**
Request of Karissa Gail Nava and Adrianus Wilhelmus Van Der Helm, represented by Daniel White of KDS Engineering, for a **rezoning** of approximately .47 acres from the GR-1 (Rural Residential) zone to CB-2 (General Business) zone, on property located on the west side of S. Nogales Highway, approximately 115 feet north of W. Arivaca Road, addressed at **28750 S. Nogales Highway**. The proposed rezoning conforms to the Pima County Comprehensive Plan which designates the property as Neighborhood Activity Center (NAC). (District 3)

Attachments: [Withdrawal](#)

7. **P20RZ00010 CAMFE LLC – W. OKLAHOMA STREET REZONING**
Request of Camfe LLC, represented by Jose Campillo, for a **rezoning** of approximately 4.05 acres from the SR (Suburban Ranch) to the CR-1 (Single Residence) zone, located at the northwest corner of the intersection of W. Oklahoma Street and S. Sheila Avenue and addressed as **6520 W. Oklahoma Street**. The proposed rezoning conforms to the Pima County Comprehensive Plan which designates the property as Low Intensity Urban 3.0 (LIU-3.0). (District 3)

Attachments: [Staff Report](#)

CONCURRENT PLAN AMENDMENT AND REZONING

8. **P20CR00003 SUKI INVESTMENT GROUP, LLC – W. MAGEE ROAD CONCURRENT PLAN AMENDMENT AND REZONING**

Suki Investment Group, LLC represented by Craig Courtney, requests a **Concurrent Plan Amendment and Rezoning** to amend the comprehensive plan from the Medium Intensity Urban (MIU) to the Neighborhood Activity Center (NAC) designation and to rezone from the TR (Transitional) to the CB-2 (General Business) zone on approximately .88 acres, parcel code 225-44-5770, located at the northwest corner of W. Magee Road and N. La Cholla Boulevard, in Section 33, Township 12 South, Range 13 East, in the Tortolita Planning Area. (District 1)

Attachments: [Staff Report](#)
[DOT Update](#)
[Applicant's Presentation](#)

MODIFICATION (SUBSTANTIAL CHANGE) OF REZONING CONDITIONS

9. **Co9-83-08 SPEER – ORANGE GROVE ROAD REZONING Co9-93-08 SOUTHWEST FOOD SYSTEMS, INC. – ORACLE ROAD REZONING Co9-00-35 SOUTHWEST FOOD SYSTEMS, INC. – ORACLE ROAD #2 REZONING**

Request of QuickTrip Corporation, represented by The Planning Center, for a **modification (substantial change)** of the following rezoning conditions from three rezoning cases on one parcel of land addressed as **401 W. Orange Grove Road**.

- #15 (Co9-83-08), #11 (Co9-93-08) and #9 (Co9-00-35). These three rezoning conditions prohibit the use of an Automated Self-Service Car Wash. The request is to modify the conditions to allow an Automated Self-Service Car Wash.
- #19 (Co9-83-08), #8 (Co9-93-08) and #10 (Co9-00-35). These three rezoning conditions require adherence to the May 21, 2010 revised preliminary development plan. The request is to modify the revised preliminary development plan to change the use and demonstrate the Automated Self-Service Car Wash use.
- #22 (Co9-83-08), #12 (Co9-93-08) and #13 (Co9-00-35). These three rezoning conditions require a 10-foot type "D" bufferyard adjacent to the streets, the south and west boundaries. The request is to modify the required 10-foot wide bufferyard "D" along the west boundary of the property to allow a minimum 5-foot bufferyard "D".
- #23 (Co9-83-08), #13 (Co9-93-08), #14 (Co9-00-35). These three rezoning conditions limit the height of the buildings to 15 feet, excluding the parapet for the CB-2 use. The request is to modify the conditions to allow for a maximum building height of 23 feet and allow architectural elements to be a maximum height of 30 feet.
- #24 (Co9-83-08), #14 (Co9-93-08) and #15 (Co9-00-35). These three rezoning conditions limit the hours of operation for the CB-2 use of a car wash in conjunction with vehicle sales and rental. Car wash hours of operation are limited to 7:30 a.m. through 6 p.m. Sales and car rental hours of operation are limited to 8 a.m. through 9:00 p.m. The request is to modify the hours of operation for an Automated Self-Service Car Wash from 7 a.m. to 9 p.m. with the

exit tunnel open to the north or east.

- #18 (Co9-83-08). This rezoning condition requires that the south 25 feet of the subject property to be graded downward to the level of the adjacent property and landscaped with decomposed granite and low water use vegetation. The request is to strike/remove this condition.

The approximately 1.64-acre property is zoned CB-2® (General Business - Restricted) and is located on the southwest corner of W. Orange Grove Road and N. Oracle Road. (District 1)

Attachments: [Staff Report](#)
[Public Comment](#)
[Public Comment2](#)

10. BOARD OF SUPERVISORS DISPOSITION OF CASES

11. ADJOURNMENT

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