Meeting Agenda
Planning and Zoning Commission

Wednesday, January 29, 2020
Board of Supervisor’s Hearing Room

8:30 AM for a Pre-Meeting to discuss Agenda Items
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 Commission Coordinator, Angie Rangel at (520) 724-8800 for these services at least three (3) business days prior to the Planning and Zoning Commission Meeting.

1. PRE-MEETING: Procedural clarifications and administrative agenda item updates related to any item on this agenda.
2. ROLL CALL 9:00 AM
3. PLEDGE OF ALLEGIANCE
4. APPROVAL OF OCTOBER 30, 2019 MEETING SUMMARY
5. CALL TO THE PUBLIC

HEARINGS

COMPREHENSIVE PLAN AMENDMENT

(Continued from 09/25/19 and 10/30/19)
6. P19CA00001 PIMA COUNTY - N. TRICO ROAD PLAN AMENDMENT
   Pima County requests a Comprehensive Plan amendment of approximately
   296.3 acres from Resource Conservation (RC) to Industrial (I) land use
   designation, parcel 208-07-0040, located immediately south of the Pinal County
   boundary and 1 mile west of N. Trico Road, in Section 4, Township 11 South,
   Range 10 East, in the Avra Valley Planning Area. (District 3)
   
   **Attachments:** Staff Report
   Withdrawal Request

(Continued from 10/30/19 and 11/27/19)
7. P19CA00005 MORTGAGE EQUITIES XVI LLC - S. SORREL LANE PLAN
   AMENDMENT
   Mortgage Equities XVI LLC, represented by Rick Engineering Co., requests a
   comprehensive plan amendment of approximately 68.42 acres from Low
   Intensity Urban 1.2 (LIU 1.2) to Low Intensity Urban 3.0 (LIU 3.0) land use
   designation, on parcels 138-29-6820, 138-29-6830 and a portion of 138-29-002A,
   located at the northeast corner of the intersection of S. Sorrel Lane and W.
   Hermans Road, in Section 20, Township 15 South, Range 13 East, in the
   Southwest Planning Area. (District 5)
   
   **Attachments:** Staff Report

REZONING

8. P19RZ00011 HIGINIO – N. CAMINO DE OESTE REZONING
   Higinio Avilez represented by Projects International, Inc., requests a rezoning of
   approximately 9.73 acres from the SH (Suburban Homestead), 4.96 acres, and the
   SR (Suburban Ranch), 4.77 acres, zones to the CR-4 (Mixed-Dwelling Type) zone
   located at the northwest corner of W. Massingale Road and N. Camino de Oeste,
   addressed as 7701 N. Camino de Oeste. The proposed rezoning conforms to the
   Pima County Comprehensive Plan which designates the property for Medium
   Intensity Urban (MIU). (District 1)
   
   **Attachments:** Staff Report
   Site Analysis
MODIFICATION (SUBSTANTIAL CHANGE) OF REZONING CONDITIONS

Request of E & S Irving, LLC, represented by Gene Goldstein, for a modification (substantial change) of rezoning condition #12 which requires adherence to the approved preliminary development plan for a convenience store with fuel dispensers and a restaurant with a drive-through. The applicant proposes an additional restaurant with a drive-through and additional retail space. The subject site is an approximately 2.11-acre portion of the original 4.02-acre rezoning to CB-1 (Local Business) located on the south side of River Road, approximately 220 feet west of the intersection of W. River Road and N. La Cholla Boulevard and is addressed as 2171 W. River Road. (District 1)

Attachments: Staff Report

10. BOARD OF SUPERVISORS DISPOSITION OF CASES

11. ADJOURNMENT

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