Due to the CoVid-19 pandemic, the December 8th meeting will be held in accordance with the attached MEMORANDUM.

Wednesday, December 8, 2021  
Board of Supervisor’s Hearing Room  
9:00 AM for Scheduled Hearings

Planning and Zoning Commissioners

District 1  Mark Hanna  
Jan Truitt

District 2  Barbara Becker  
Armando Membrila

District 3  Ryan Maese  
Tom Tronsdal, Vice-Chair

District 4  David Hook, Chair  
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 27, 2021 MEETING SUMMARY
4. CALL TO THE PUBLIC

NEW HEARINGS

REZONINGS

5. P21RZ00015 JOT PROPERTIES LLC – E. IRVINGTON ROAD REZONING
   JOT Properties LLC, represented by Balwinder Riat, requests a rezoning for
   approximately 2.65 acres (parcel code 140-07-001B) from the CI-1 (Light
   Industrial/Warehousing)(1.87 acres) and the CI-1 (AE) (Light
   Industrial/Warehousing – Airport Environs)(0.78 acres) zones to the CB-1 (Local
   Business)(1.87 acres) and the CB-1 (AE) (Local Business – Airport Environs)(0.78
   acres) zones on property located approximately 260 feet southeast of the 1-10
   Interchange and E. Irvington Road, addressed as 3704 E. Irvington Road. The
   proposed rezoning conforms to the Pima County Comprehensive Plan which
   designates the property for Industrial. (District 2)
   
   Attachments: Staff Report
   Public Comment

6. P21RZ00016 MARKLAND INVESTMENTS LLC, ET AL – N. LA CHOLLA
   BOULEVARD REZONING
   Markland Investments LLC, et al. represented by Paradigm Land Design LLC
   request a rezoning of approximately 4.5 acres from the SR (Suburban Ranch) to
   the TR (Transitional) zone, parcel codes 101-09-020A and 101-09-1970, located
   at the northwest corner of the T-Intersection of N. La Cholla Boulevard and W.
   Rudasill Road. The proposed rezoning conforms to the Pima County
   Comprehensive Plan which designates the property for Medium Intensity Urban.
   (District 1)
   
   Attachments: Staff Report
   Site Analysis

7. P21RZ00017 THALMA LLC – W. INA ROAD REZONING
   Thalma LLC requests a rezoning from CR-1 (Single Residence) to TR
   (Transitional) zone on approximately .83 acres. The property is located on the
   north side of W. Ina Road, approximately 170 feet east of the T-intersection of N.
   Leonardo DaVinci Way and W. Ina Road addressed as 1102 W. Ina Road. The
   proposed rezoning conforms to the Pima County Comprehensive Plan which
   designates the property for Low Intensity Urban 1.2. (District 1)
8. BOARD OF SUPERVISORS DISPOSITION OF CASES

9. ADJOURNMENT

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