



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 April 28th meeting will be held in accordance with the attached [MEMORANDUM](#).

Wednesday, April 28, 2021

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 [JANUARY 27, 2021](#) MEETING SUMMARY
4. CALL TO THE PUBLIC

NEW HEARINGS

SPECIFIC PLAN AND COMPREHENSIVE PLAN AMENDMENT

5. **P20SP00001 FIDELITY NATIONAL TITLE TR 60405, ET AL. – W. VALENCIA ROAD SPECIFIC PLAN AND COMPREHENSIVE PLAN AMENDMENT**
Fidelity National Title TR 60405, et al. represented by the Planning Center request a **comprehensive plan amendment and specific plan** for approximately 125 acres (parcels 138-26-319H, 138-26-320B, 138-26-320C, 138-26-320D, 138-26-6880 and all of Belnor Vista II, recorded at Book 62, Page 53, Sequence Number 20070880286) from the Higher Intensity Urban (HIU), Medium Low Intensity Urban (MLIU), and Community Activity Center (CAC) to the Planned Development Community (PDC) land use designation and from the CR-3 (TDR-RA) (Single Residence – Transfer of Development Rights – Receiving Area) and GR-1 (TDR-RA) (Rural Residential – Transfer of Development Rights – Receiving Area) zones to the SP (TDR-RA) (Specific Plan – Transfer of Development Rights – Receiving Area) zone located on the south side of W. Valencia Road, approximately 400 feet west of the intersection of S. Camino de la Tierra and W. Valencia Road in Section 17, Township 15 South, Range 13 East, in the Southwest Planning Area. (District 5)

Attachments: [Staff Report](#) (Revised April 27, 2021)
[Specific Plan](#)
[Applicant's Presentation](#)
[Additional Material](#)
[Public Comment](#)
[Public Comment 2](#)

ZONING CODE TEXT AMENDMENT

6. **P21TA00001 BENSON HWY/PALO VERDE ROAD INFILL OVERLAY ZONE TEXT AMENDMENT**
A PROPOSAL TO AMEND BY ORDINANCE THE PIMA COUNTY ZONING CODE, CHAPTER 18.68 (INFILL OVERLAY ZONE), ADDING SECTION 18.68.050 (BENSON HIGHWAY/PALO VERDE ROAD INFILL OVERLAY ZONE) TO IDENTIFY THE OPTIONAL BENSON HIGHWAY/PALO VERDE ROAD INFILL OVERLAY ZONE; DESCRIBED AS THE UNINCORPORATED MU (MULTIPLE USE)-ZONED PROPERTIES LOCATED ON THE SOUTH SIDE OF E. BENSON

HIGHWAY BETWEEN S. COUNTRY CLUB ROAD AND S. ALVERNON WAY, THE UNINCORPORATED CB-2 (GENERAL BUSINESS)-ZONED PROPERTIES LOCATED ON THE NORTH SIDE OF E. BENSON HIGHWAY AND WEST OF S. PALO VERDE ROAD, AND THE UNINCORPORATED MU-ZONED PROPERTIES LOCATED ON THE NORTH SIDE OF E. FELIX BOULEVARD AND WEST OF S. PALO VERDE ROAD; AND, ADDING AN OPTIONAL SET OF DEVELOPMENT STANDARDS TO ENCOURAGE DEVELOPMENT FOR THE BENSON HIGHWAY/PALO VERDE ROAD INFILL OVERLAY ZONE INCLUDING: WAIVING SPECIFIC USE PERMITS AND FEES; PERMITTING ADDITIONAL COMMERCIAL USES; REPLACING THE REQUIREMENT FOR A DEVELOPMENT PLAN WITH A SITE PLAN; REDUCING THE MINIMUM SIDE AND REAR PROPERTY LINE SETBACKS FOR STRUCTURES; REDUCING LANDSCAPE BUFFERYARD REQUIREMENTS EXCEPT FOR TREES; AND, INCREASING THE MAXIMUM LOT COVERAGE ALLOWED; AND, AMENDING THE RELATED CHAPTER 18.05 (ZONES) TO ADD THE BENSON HIGHWAY/PALO VERDE ROAD INFILL OVERLAY ZONE. (DISTRICT 2)

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

NON-PUBLIC HEARING

TRANSPORTATION STUDY SESSION

7. TRANSPORTATION AND MOBILITY CHALLENGES AND SOLUTIONS ASSOCIATED WITH DEVELOPMENT
8. BOARD OF SUPERVISORS DISPOSITION OF CASES
9. ADJOURNMENT

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