



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 May 26th meeting will be held in accordance with the attached [MEMORANDUM](#).

Wednesday, May 26, 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 [APRIL 28, 2021](#) MEETING SUMMARY
4. CALL TO THE PUBLIC

CONTINUED HEARING

REZONING (Continued from the August 26, 2020 hearing)

5. **P20RZ00008 SB VENTURES I, LLC – E. BENSON HIGHWAY REZONING**
SB Ventures I, LLC, requests a **rezoning** of approximately 8.13 acres from the CB-2 (General Business) and TR (Transitional) zones to the TH (Trailer Homesite) zone, located 200 feet west of the intersection of E. Benson Highway and S. Columbus Boulevard, on parcel codes 140-35-2030, 140-35-206B and a portion of 140-35-407A and addressed as 4180, 4200, and 4240 E. Benson Highway. The proposed rezoning conforms to the Pima County Comprehensive Plan, which designates the property for Multifunctional Corridor and Medium Intensity Urban. (District 2)

Attachments: [Staff Report](#)
[Continuance Request](#)
[Continuance Request](#)
[Site Analysis](#)
[Site Analysis \(Revised April 21, 2021\)](#)
[Additional Material](#)
[Staff Memo](#)

NEW HEARINGS

REZONINGS

6. **P20RZ00007 RAGE ET AL. - N. JUNIPER ROAD REZONING**
Gerald Rage, et al. represented by the Planning Center requests a **rezoning** of approximately 5.37 acres from the CR-1(Single Residence) and SR (Suburban Ranch) zones to the CR-4 (Mixed-Dwelling Type) zone, parcel codes 225-36-0250 and 225-36-0350, located at the southeast corner of N. Juniper Road and W. Gilbert Street addressed as **7250 & 7320 N. Juniper Road**. The proposed rezoning conforms to the Pima County Comprehensive Plan which designates the property for Medium Low Intensity Urban. (District 1)

Attachments: [Staff Report](#)
[Site Analysis](#)
[Public Comment](#)
[Public Comment 2](#)
[Neighborhood Meeting Summary](#)

7. **P21RZ00002 BIKLEN – N. SUNROCK LANE REZONING**
John Biklen, represented by the Tucson Historic Preservation Foundation, requests a **rezoning** of approximately 4.0 acres from the SR (BZ) (Suburban Ranch – Buffer Overlay) to the SR (BZ)(HL) (Suburban Ranch – Buffer Overlay – Historic Landmark) zone for a historical designation on the property located on the east side of N. Sunrock Lane, approximately 1,500 feet north of the T-intersection of W. Crestview Road and N. Sunrock Lane, addressed as **2840 N. Sunrock Lane**. The proposed rezoning conforms to the Pima County Comprehensive Plan which designates the property for Low Intensity Urban 0.3. (District 5)

Attachments: [Staff Report](#)
[Additional Material](#)

8. **P21RZ00004 WESTFALL - N. SANDERS ROAD REZONING**
Roger H. and Susan M. Westfall, represented by Jim Chumbler, request a **rezoning** of approximately 4.61 acres (parcel number 213-13-073A) from the RH (BZ) (Rural Homestead – Buffer Overlay Zone) to the GR-1 (BZ) (Rural Residential – Buffer Overlay Zone) on property located at the southeast corner of W. Nolen Road and N. Sanders Road. The proposed rezoning conforms to the Pima County Comprehensive Plan which designates the property for Medium Intensity Rural. (District 3)

Attachments: [Staff Report](#)
[Additional Material](#)

9. **P21RZ00005 PINETREE PROPERTIES - W. RIVER ROAD REZONING #2**
Pinetree Properties represented by Projects International, Inc. requests a **rezoning** of approximately 5.6 acres from the SH (Suburban Homestead) to the TR (Transitional) zone located on the north side of W. River Road approximately 900 feet east of N. La Canada Drive, addressed as **1216 W. River Road**. The proposed rezoning conforms to the Pima County Comprehensive Plan which designates the property for Higher Intensity Urban. (District 3)

Attachments: [Staff Report](#)
[Site Analysis](#)
[Neighborhood Meeting Summary](#)
[Public Comment](#)

REZONING (Waiver of the Platting Requirement)

10. **P21RZ00003 PANNELL – E. PINTO LANE REZONING**
Terry Pannell requests a rezoning (waiver of the platting requirement of the Lago Del Oro Zoning Plan) for approximately 1.23 acres from the GR-1 (Rural Residential) to the SH (Suburban Homestead) zone on property located on the northeast corner of N. Forecastle Avenue and E. Pinto Lane, addressed as **3711 E. Pinto Lane**. The proposed rezoning conforms to the Pima County Comprehensive Plan which designates the property for Low Intensity Urban 3.0. (District 1)

Attachments: [Staff Report](#)

NON-PUBLIC HEARING

SPRING 2021 COMPREHENSIVE PLAN AMENDMENT STUDY SESSION

11. **P21CA00001 PENA – W. BUCKING HORSE ROAD PLAN AMENDMENT**
Richard Pena requests a **Comprehensive Plan amendment** of approximately 5.0 acres from Low Intensity Rural (LIR) to Medium Intensity Rural (MIR), located approximately 800 feet southwest of the intersection of W. Bucking Horse Road and S. Avenida Little Dogie, and addressed as **6451 W. Bucking Horse Road**, in Section 03, Township 17 South, Range 12 East, in the Upper Santa Cruz Planning Area. (District 3)
- P21CA00002 THALMA LLC – W. INA ROAD PLAN AMENDMENT**
Thalma LLC requests a **Comprehensive Plan amendment** of approximately 0.81 acres from Low Intensity Urban 1.2 (LIU-1.2) to Medium Intensity Urban (MIU), located approximately 250 feet east of the intersection of W. Ina Road and N. Leonardo da Vinci Way, and addressed as **1102 W. Ina Road**, in Section 35, Township 12 South, Range 13 East, in the Catalina Foothills Planning Area. (District 1)
- P21CA00003 ANDRADA WILMOT 180 LLC – S. WILMOT ROAD PLAN AMENDMENT**
Andrada Wilmot 180 LLC, represented by Paradigm Land Designs LLC, requests a **Comprehensive Plan amendment** to amend Rezoning Policy RP-118 W. Wilmot Road, on approximately 183.71 acres (parcel number 305-23-026A) located on the east side of S. Wilmot Road, approximately 2400 feet south of E. Andrada Road, in Section 06, Township 17 South, Range 15 East, in the Southeast Planning Area. (District 4)
- P21CA00004 FIDELITY NATIONAL TITLE TR 60294 – N. TULA LANE PLAN AMENDMENT**
Fidelity National Title TR 90284, represented by T and T Engineering LLC, requests a **Comprehensive Plan amendment** of approximately 76.36 acres (Lots 1-48, Common Areas A and B and public streets of the Montanas del Sol subdivision, recorded at Book 63, Map 71, Sequence Number 20081020212), from Medium Intensity Rural (MIR) to Rural Crossroads (RX), located southwest of the intersection of N. Tula Lane and W. Picture Rocks Road, in Section 12, Township 13 South, Range 11 East, in the Avra Valley Planning Area. (District 3)
- P21CA00005 FOOTHILLS LOT 2 LLC – N. CALLE CENIZA PLAN AMENDMENT**
Foothills Lot 2 LLC, represented by Engineering & Environmental Consultants, Inc., requests a **Comprehensive Plan amendment** of approximately 1.42 acres (parcels 108-18-034B and 108-18-034D, and **addressed as 4520 N. Calle Ceniza**), from Low Intensity Urban 1.2 (LIU-1.2) to Neighborhood Activity Center (NAC), located approximately 800 feet north of the intersection of N. Campbell Avenue and E. River Road, in Sections 19 and 20, Township 13 South, Range 14 East, in the Catalina Foothills Planning Area. (District 1)

P21CA00006 HOYTE – S. KOLB ROAD PLAN AMENDMENT

Seth Hoyte, represented by Kale Investment Company LLC, requests a **Comprehensive Plan amendment** to repeal Rezoning Policy RP-87 S. Kolb Road/E. Sahuarita Road, on approximately 20.01 acres (parcel numbers 305-22-1000, 305-22-1030, 305-22-1050 and 305-22-1060) located on the west side of S. Kolb Road, approximately 3000 feet north of E. Sahuarita Road, in Section 07, Township 17 South, Range 15 East, in the Southeast Planning Area. (District 4)

Attachments: [Staff Memo](#)

12. BOARD OF SUPERVISORS DISPOSITION OF CASES
13. ADJOURNMENT

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