



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

Wednesday, August 25, 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 [JULY 28, 2021](#) MEETING SUMMARY
4. CALL TO THE PUBLIC

NEW HEARINGS

COMPREHENSIVE PLAN AMENDMENTS

5. **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 on the southwest corner 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)

Attachments: [Staff Report](#)
[Continuance Request](#)
[Public Comment](#)
[Public Comment 2](#)

6. **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)

Attachments: [Staff Report](#)
[Public Comment](#)
[Public Comment 2](#)

MODIFICATION (SUBSTANTIAL CHANGE) OF REZONING CONDITIONS

7.

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 Cawley Architects, 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](#)

NON-PUBLIC HEARING

ZONING CODE STUDY SESSION

8. COMPREHENSIVE PLAN AND REZONING LAND USE REFRESHER
9. BOARD OF SUPERVISORS DISPOSITION OF CASES
10. FLOODPLAIN MANAGEMENT PLAN UPDATE
11. ADJOURNMENT

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