



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 September 29<sup>th</sup> meeting will be held in accordance with the attached [MEMORANDUM](#).

Wednesday, September 29, 2021

Board of Supervisor's Hearing Room

9:00 AM for Scheduled Hearings

**Planning and Zoning Commissioners**

**Executive Secretary**

- 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*

*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 1<sup>st</sup> 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 [AUGUST 25, 2021](#) MEETING SUMMARY
4. CALL TO THE PUBLIC

## CONTINUED HEARINGS

### COMPREHENSIVE PLAN AMENDMENT

**\*\*\*CASE WITHDRAWN – NO ACTION WILL BE TAKEN\*\*\***

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](#)  
[Withdrawal](#)

### REZONING

6. **P21RZ00010 HOGGE/OLIVER - E. CLOUD ROAD REZONING**

Bradley Reid Hoge and Sara Oliver request a **rezoning** for approximately 4.0 acres from the SR (Suburban Ranch) to the CR-1 (Single Residence) zone on property located on the southwest corner of E. Cloud Road and N. Webster Road, addressed as **7960 E. Cloud Road**. The proposed rezoning conforms to the Pima County Comprehensive Plan which designates the property for Low Intensity Urban 1.2. (District 1)

**Attachments:** [Staff Report](#)  
[Continuance Request](#)  
[Staff Memo](#)  
[Additional Material](#)  
[Additional Material 2](#)  
[Public Comment](#)  
[Public Comment 2](#)  
[Public Comment 3](#)

## NEW HEARINGS

### COMPREHENSIVE PLAN AMENDMENT

7. **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 Report](#)  
[Additional Material](#)

### SPECIFIC PLAN AND COMPREHENSIVE PLAN AMENDMENT

8. **P21SP00001 CORTARO FARMS 15 LLC, ET AL. – W. CORTARO FARMS ROAD SPECIFIC PLAN AND COMPREHENSIVE PLAN AMENDMENT**

Cortaro Farms 15 LLC, et al., represented by Projects International, Inc., request a **comprehensive plan amendment and specific plan** for approximately 57.6 acres (parcels 221-16-029D, 221-16-029E, 225-33-059M & 225-33-059R) from the Low Intensity Urban 0.3 (LIU-0.3) and the Medium Intensity Urban (MIU) to the Planned Development Community (PDC) land use designation, and from the SR (Suburban Ranch) to the SP (Specific Plan) zone, located on the south side of W. Cortaro Farms Road, approximately one-quarter mile east of N. Sandy Desert Trail, in Section 25, Township 12, Range 12 East and Section 30, Township 12 South, Range 13 East, in the Tortolita Planning Area. (District 1)

**Attachments:** [Staff Report](#)  
[Specific Plan](#)  
[Specific Plan Cont.](#)  
[Public Comment](#)  
[Public Comment 2](#)  
[Public Comment 3](#)  
[Public Comment 4](#)

### REZONING

9. **P21RZ00011 DIXON FAMILY REVOC TR - N. ORACLE ROAD REZONING**

David & Maria Dixon Family Revocable Trust represented by The WLB Group, Inc. request a **rezoning** of approximately 8.68 acres (parcel codes 222-22-002B and 222-22-0040) from the GR-1 (GZ-1) (Rural Residential - Urban Gateway Overlay) to the CMH-2 (GZ-1) (County Manufactured and Mobile Home - 2 - Urban Gateway Overlay) zone located at the northwest corner of the T-intersection of E. Golder Ranch Drive and N. Oracle Road. The proposed rezoning conforms to the Pima County Comprehensive Plan which designates the property for Community Activity Center. (District 1)

**Attachments:** [Staff Report](#)  
[Site Analysis](#)

## NON-PUBLIC HEARING

### ZONING CODE STUDY SESSION

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

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