Pima County  
Meeting Agenda  
Planning and Zoning Commission

Due to the CoVid-19 pandemic, the September 29th 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  

<table>
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<tr>
<th>District</th>
<th>Commissioners</th>
<th>Secretary</th>
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| District 1 | Mark Hanna  
Jan Truitt | Chris Poirier, Planning Official |
| 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 | |

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, sign 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 HOGE/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/