



Pima County  
Planning and Zoning Commission

MEETING LOCATION  
Administration Bldg. - East  
130 W. Congress Street  
1st Floor  
Tucson, AZ 85701

**Meeting Summary  
4-28-2021**

This abstract is subject to editing and amending. Please let us know promptly if you believe there are any omissions or corrections; otherwise, we will proceed on this basis.

Chris Poirier, Executive Secretary

1. ROLL CALL – 9:00 a.m.

**PRESENT**

- District 1 \*Brad Johns, Chair
- \*Jodi Bain
- District 2 \*Barbara Becker, Vice-Chair
- \*Armando Membrilla
- District 3 \*Tom Tronsdal
- District 4 \*David Hook
- District 5 \*Bruce Gungle
- \*Bob Cook

**ABSENT**

- District 3 Ryan Maese
- District 4 William Matter

**EIGHT MEMBERS PRESENT**  
(Tronsdal arrived at item #5)

**ALSO PRESENT**

- \*Chris Poirier, Planning Official & Executive Secretary
- \*Mark Holden, Principal Planner
- \*Donna Spicola, Commission Coordinator
- \*Tom Drzazgowski, Chief Zoning Inspector
- \*Terrill Tillman, Principal Planner
- \*Kathryn Skinner, Transportation Deputy Director

*\*Present Virtually or Telephonically*

2. PLEDGE OF ALLEGIANCE

3. CONSENT AGENDA

- A. The Commission moved to **APPROVE** the meeting summary of January 27, 2021.  
The motion **PASSED** (7 – 0 Commissioners Maese, Tronsdal, and Matter were absent).

4. CALL TO THE PUBLIC

No one from the public spoke.

## 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)

ON MOTION, it was

Voted to recommend **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS:**

1. Not more than 60 days after the Board of Supervisors approves the specific plan, the owner(s) shall submit to the Planning Director the specific plan document, including the following conditions and any necessary revisions of the specific plan document reflecting the final actions of the Board of Supervisors, and the specific plan text and exhibits in an electronic and written format acceptable to the Planning Division.
2. In the event of a conflict between two or more requirements in this specific plan, or conflicts between the requirements of this specific plan and the Pima County Zoning Code, the specific plan shall apply.
3. This specific plan shall adhere to all applicable Pima County regulations that are not explicitly addressed within this specific plan. The specific plan's development regulations shall be interpreted to implement the specific plan or relevant Pima County regulations.
4. Transportation conditions:
  - A. A Master Traffic Impact Study shall be provided with the block plat submittal and shall be updated with each subsequent individual block development. The Master Traffic Impact Study and subsequent updates shall evaluate traffic conditions at that time including those of previous block plat submittals, projected site traffic impacts, and provide necessary mitigation.
  - B. A construction phasing and sequencing plan for both onsite and offsite improvements shall be provided with the submittal of each and any block plat.
  - C. Trip reduction strategies shall be included within the master traffic impact study during the block plat submittal process and subsequent updates. The trip reduction strategies shall be designed and intended to reduce peak hour trips and impacts on the adjacent roadway network.
  - D. The property owner shall dedicate the 25-feet of right-of-way for Valencia Road prior to block plat approval.

5. Flood Control District conditions:
  - A. The Flood Control Resource Area shall be avoided to the maximum extent possible. The north wash floodplain, erosion hazard area and riparian habitat shall be treated as a designated Resource Sensitive area and remain natural. The northerly wash should have no bank protection or bank protection which mimics the natural environment, such as gabions or terraced rock with vegetation. The corridor should be enhanced with riparian vegetation and provide a neighborhood resource amenity with pedestrian and/or multi-use trails.
  - B. At the time of development the developer shall be required to select a combination of Water Conservation Measures from Table B such that the point total equals or exceeds 15 points and includes a combination of indoor and outdoor measures.
6. Wastewater Reclamation conditions:
  - A. The owner(s) shall construe no action by Pima County as a commitment of capacity to serve any new development within the rezoning area until Pima County executes an agreement with the owner(s) to that effect.
  - B. The owner(s) shall obtain written documentation from the Pima County Regional Wastewater Reclamation Department (PCRWRD) that treatment and conveyance capacity is available for any new development within the rezoning area, no more than 90 days before submitting any tentative plat, development plan, preliminary sewer layout, sewer improvement plan, or request for building permit for review. Should treatment and/or conveyance capacity not be available at that time, the owner(s) shall enter into a written agreement addressing the option of funding, designing and constructing the necessary improvements to Pima County's public sewerage system at his or her sole expense or cooperatively with other affected parties. All such improvements shall be designed and constructed as directed by the PCRWRD.
  - C. The owner(s) shall time all new development within the rezoning area to coincide with the availability of treatment and conveyance capacity in the downstream public sewerage system.
  - D. The owner(s) shall connect all development within the rezoning area to Pima County's public sewer system at the location and in the manner specified by the PCRWRD in its capacity response letter and as specified by PCRWRD at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan, or request for building permit.
  - E. The owner(s) shall fund, design and construct all off-site and on-site sewers necessary to serve the rezoning area, in the manner specified at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan or request for building permit.
  - F. The owner(s) shall complete the construction of all necessary public and/or private sewerage facilities as required by all applicable agreements with Pima County, and all applicable regulations, including the Clean Water Act and those promulgated by ADEQ, before treatment and conveyance capacity in the downstream public sewerage system will be permanently committed for any new development within the rezoning area.
7. Environmental Planning condition: Upon the effective date of the Ordinance, the owner(s) shall have a continuing responsibility to remove invasive non-native species from the property, including those below. Acceptable methods of removal include chemical treatment, physical removal, or other known effective means of removal. This obligation also transfers to any future owners of property within the rezoning site and Pima County may enforce this rezoning condition against the property owner.

Invasive Non-Native Plant Species Subject to Control  
*Ailanthus altissima* Tree of Heaven

<i>Alhagi pseudalhagi</i>	Camelthorn
<i>Arundo donax</i>	Giant reed
<i>Brassica tournefortii</i>	Sahara mustard
<i>Bromus rubens</i>	Red brome
<i>Bromus tectorum</i>	Cheatgrass
<i>Centaurea melitensis</i>	Malta starthistle
<i>Centaurea solstitialis</i>	Yellow starthistle
<i>Cortaderia</i> spp.	Pampas grass
<i>Cynodon dactylon</i>	Bermuda grass (excluding sod hybrid)
<i>Digitaria</i> spp.	Crabgrass
<i>Elaeagnus angustifolia</i>	Russian olive
<i>Eragrostis</i> spp.	Lovegrass (excluding <i>E. intermedia</i> , plains lovegrass)
<i>Melinis repens</i>	Natal grass
<i>Mesembryanthemum</i> spp.	Iceplant
<i>Oncosiphon pilulifer</i>	Stinknet
<i>Peganum harmala</i>	African rue
<i>Pennisetum ciliare</i>	Buffelgrass
<i>Pennisetum setaceum</i>	Fountain grass
<i>Rhus lancea</i>	African sumac
<i>Salsola</i> spp.	Russian thistle
<i>Schinus</i> spp.	Pepper tree
<i>Schismus arabicus</i>	Arabian grass
<i>Schismus barbatus</i>	Mediterranean grass
<i>Sorghum halepense</i>	Johnson grass
<i>Tamarix</i> spp.	Tamarisk

8. Cultural Resources condition: In the event that human remains, including human skeletal remains, cremations, and/or ceremonial objects and funerary objects are found during excavation or construction, ground disturbing activities must cease in the immediate vicinity of the discovery. State Laws ARS 41-865 and/or ARS 41-844 require that the Arizona State Museum be notified of the discovery at (520) 621-4795 so that appropriate arrangements can be made for the repatriation and reburial of the remains by cultural groups who claim cultural or religious affinity to them. The human remains will be removed from the site by a professional archaeologist pending consultation and review by the Arizona State Museum and the concerned cultural groups.
9. Adherence to the specific plan document as approved at the Board of Supervisor's public hearing.
10. Flexible combinations of the specific plan conceptual preliminary development plans are encouraged so long as adequate infrastructure to support the phased uses exists for each phase.
11. In the event the subject property is annexed, the property owner shall adhere to all applicable conditions, including, but not limited to, development conditions which require financial contributions to, or construction of infrastructure, including without limitation, transportation, flood control, or sewer facilities.
12. The property owner shall execute the following disclaimer regarding Proposition 207 rights. "Property Owner acknowledges that neither the rezoning of the Property nor the conditions of rezoning give Property Owner any rights, claims or causes of action under the Private Property Rights Protection Act (Arizona Revised Statutes Title 12, chapter 8, article 2.1). To the extent that the rezoning or conditions of rezoning may be construed to give Property Owner any rights or claims under the Private Property Rights Protection Act, Property Owner hereby waives any and all such rights and/or claims pursuant to A.R.S. § 12-1134(l)."

The motion **PASSED** 7-1 (Commissioner Gungle voted NAY; Commissioners Maese and Matter were absent).

## **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)

ON MOTION, it was

Voted to recommend **APPROVAL**.

The motion **PASSED** 8-0 (Commissioners Maese and Matter were absent).

## **NON-PUBLIC HEARING**

### **TRANSPORTATION STUDY SESSION**

7. **TRANSPORTATION AND MOBILITY CHALLENGES AND SOLUTIONS ASSOCIATED WITH DEVELOPMENT**

Transportation presented their Smart Transportation and technology driven mission and vision, and a brief overview of the existing network, budget and system condition. Transportation considers both supply and demand side solutions to transportation issues. Supply side solutions refer to infrastructure based solutions. Demand side solutions refer to the choices that are made in regard to how the transportation system is used, for example shifting travelers from single occupancy vehicles to different modes (transit,

bicycling, pedestrian, etc.), picking an alternate route for a trip or shifting trip departure time. Transportation has developed a number of tools leveraging newer big data sources that are available; these tools included a dynamic traffic assignment model, GIS based network screening tools, Miovision intersection analytics. The new Regional Center for Smart Mobility Solutions will continue with these efforts and also focus on a new Mobility on Demand cellphone application. In the future Transportation will be working with stakeholders to pursue various items that will effect planning reviews, including: consideration of supply and demand side solutions, incorporating the updated transportation vision into the next update of Pima Prospers, a focus on the potential opportunities afforded by mixed-use or infill development, and further updates to engineering standards and manuals.

Discussion by the Commission following the presentation covered a broad range of transportation topics. Commissioners questions and suggestions included: the department's pavement management program, inclusion of electrification of transportation network into future plans, full and effective connectivity of signals, a greater focus on mode shifting, how to measure success of these efforts, the lack of success in previous efforts to narrow roadways.

8. BOARD OF SUPERVISORS DISPOSITION OF CASES
9. ADJOURNMENT

Meeting adjourned at 11:22 a.m.

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