



Pima County  
Planning and Zoning Commission

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

**Meeting Summary  
5-26-2021**

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
- District 3 \*Tom Tronsdal
- District 4 \*David Hook
- \*William Matter
- District 5 \*Bruce Gungle
- \*Bob Cook

**ABSENT**

- District 2 Armando Membrila
- District 3 Ryan Maese

**EIGHT MEMBERS PRESENT**

**ALSO PRESENT**

- \*Chris Poirier, Planning Official & Executive Secretary
- \*Terrill Tillman, Principal Planner
- \*Mark Holden, Principal Planner
- \*Donna Spicola, Planner & Commission Coordinator

- \*Tom Drzazgowski, Chief Zoning Inspector
- \*Cannon Daughtrey, Program Manager
- \*Joseph Godoy, Site Project Manager

*\*Present Telephonically or virtually*

2. PLEDGE OF ALLEGIANCE

3. CONSENT AGENDA

- A. The Commission moved to **APPROVE** the meeting summary of April 28, 2021. The motion **PASSED** (8 – 0 Commissioners Membrila and Maese were absent).

4. CALL TO THE PUBLIC

No one from the public spoke.

## 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)

ON MOTION, it was

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

1. There shall be no further lot splitting or subdividing of residential development without the written approval of the Board of Supervisors.
2. Transportation conditions:
  - A. Prior to Development Plan approval, written proof of coordination with the City of Tucson is required.
  - B. A Traffic Memorandum shall be provided with the Development Plan submittal. The Traffic Memorandum should include the turn lane warrant analysis for the site subject to this rezoning and the adjacent site to the south. Offsite improvements determined necessary as a result of the Traffic Memorandum shall be provided by the property owner.
3. Flood Control District condition: 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.
4. 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.
5. Upon the effective date of the Ordinance, the owner(s) shall have a continuing responsibility to remove buffelgrass (*Pennisetum ciliare*) from the property. 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.
  6. 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.
  7. Adherence to the preliminary development plan as approved at public hearing.
  8. All RV lots shall provide full connections for water, power and wastewater; no 'dry' parking of RVs shall be permitted.
  9. To reduce impacts on surrounding residential neighborhoods, park activities and noise (e.g. running RV generators, outdoor social activities) shall be prohibited between the hours of 9:00 PM and 7:00 AM. All lighting in the vicinity of adjacent residential development shall be shielded and angled away from residences.
  10. The owner/applicant shall provide documentation of connection to a water system approved by the Arizona Department of Water Resources and Rural Metro Fire at the time of development.
  11. 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)."
  12. In the event the subject property is annexed, the property owner shall adhere to all applicable rezoning 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.

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

## 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)

ON MOTION, it was

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

1. There shall be no further lot splitting or subdividing of residential development without the written approval of the Board of Supervisors.
2. Transportation conditions:
  - A. A 1-foot no access easement shall be provided along the western and northern boundaries of the site.
  - B. Prior to approval of the Tentative Plat, written proof of coordination with the Town of Marana regarding traffic Impacts to their roadway system and any subsequent Town of Marana requirements shall be provided to Pima County Development Services.
  - C. A Traffic Memorandum shall be provided with the Tentative Plat submittal. The Traffic Memorandum should include the turn lane warrant analysis and trip distribution to determine impacts to the Pima County roadway network to the north. Offsite improvements determined necessary as a result of the Traffic Memorandum shall be provided by the property owner.
3. Regional Flood Control District condition: At the time of development the developer shall be required to select a combination of Water Conservation Measures such that the point total equals or exceeds 15 points and includes a combination of indoor and outdoor measures.
4. Regional Wastewater Reclamation conditions:
  - A. The owner(s) shall not construe any action by Pima County as a commitment to provide sewer service to 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.
5. Environmental Planning condition: Upon the effective date of the Ordinance, the owner shall have a continuing responsibility to remove buffelgrass (*Pennisetum ciliare*) from the property. 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. Prior to issuance of the certificate of compliance, the owner shall record a covenant, to run with the land, memorializing the terms of this condition.
  6. Cultural Resources condition: Prior to ground modifying activities, an on-the-ground archaeological and historic sites survey shall be conducted on the subject property. A cultural resources mitigation plan for any identified archaeological and historic sites on the subject property shall be submitted at the time of, or prior to, the submittal of any tentative plan or development plan. All work shall be conducted by an archaeologist permitted by the Arizona State Museum, or a registered architect, as appropriate. Following rezoning approval, any subsequent development requiring a Type II grading permit will be reviewed for compliance with Pima County's cultural resources requirements under Chapter 18.81 of the Pima County Zoning Code.
  7. Adherence to the preliminary development plan as approved at public hearing.
  8. In the event the subject property is annexed, the property owner shall adhere to all applicable rezoning 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.
  9. 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(I)."

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

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)

ON MOTION, it was

Voted to recommend **APPROVAL SUBJECT TO A CONDITION:**

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** 6-0 (Commissioners Bain, Hook, Membrilla and Maese were absent).

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)

ON MOTION, it was

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

1. The property owner shall not further lot split or subdivide the land without the written approval of the Board of Supervisors.
2. Transportation conditions:
  - A. The property owner(s) shall dedicate 30 feet of right-of-way for Sanders Road.
  - B. Corner spandrel right-of-way dedication shall be provided by the property owner(s) at the Sanders Road and Nolen Road intersection. A curve radius of twenty-five feet is required.
  - C. The location, number and design of access points shall be determined at the time of building permitting. An ingress/egress access easement shall be provided for the easternmost lot.
  - D. The property owner(s) shall accept responsibility for the maintenance, control, safety and liability of privately owned easements, drives, physical barriers, drainageways and drainage easements.
3. Flood Control District conditions:

- A. A Floodplain Use Permit is required for any development and shall include determination of a finished floor elevation.
  - B. A note shall be included on the survey of each lot indicating that it is in a half foot depth sheet flood area regulated by the Pima County Regional Flood Control District.
  - C. A revised sketch plan shall be submitted prior to Certificate of Compliance, that includes a note indicating the presence of regulatory sheet flood area.
4. Cultural Resources condition: Prior to ground modifying activities, an on-the-ground archaeological and historic sites survey shall be conducted on the subject property. A cultural resources mitigation plan for any identified archaeological and historic sites on the subject property shall be submitted at the time of, or prior to, the submittal of any tentative plan or development plan. All work shall be conducted by an archaeologist permitted by the Arizona State Museum, or a registered architect, as appropriate. Following rezoning approval, any subsequent development requiring a Type II grading permit will be reviewed for compliance with Pima County's cultural resources requirements under Chapter 18.81 of the Pima County Zoning Code Adherence to the sketch plan as approved at public hearing.
  5. Adherence to the sketch plan approved at public hearing.
  6. The property owner(s) are required to preserve fifty-percent of the future lots. The preservation area shall be the highest resource value and shall be contiguous natural open space.
  7. In the event the subject property is annexed, the property owner shall adhere to all applicable rezoning 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.
  8. 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** 6-0 (Commissioners Bain, Hook, Membrilla and Maese were absent).

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)

ON MOTION, it was

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

1. There shall be no further lot splitting or subdividing of residential development without the written approval of the Board of Supervisors.
2. Transportation conditions:
  - A. A Traffic Memorandum shall be submitted for review and approval by the Department of Transportation with the Tentative Plat or Development Plan submittal. Offsite improvements determined necessary as a result of the traffic memorandum shall be provided by the property owner.

- B. The number, location and design of access points shall be determined at the Tentative Plat or Development Plan review process and it is subject to approval from the Department of Transportation. Internal circulation shall be revised to accommodate said access points.
  - C. A shared private access easement between adjacent properties is required prior to Tentative Plat or Development Plan approval.
  - D. The property owner(s) shall accept responsibility for the maintenance, control, safety and liability of privately owned roads, drives, physical barriers, drainageways and drainage easements.
3. Regional Flood Control District condition: At the time of development the developer shall be required to select a combination of Water Conservation Measures such that the point total equals or exceeds 15 points and includes a combination of indoor and outdoor measures.
4. Regional Wastewater Reclamation conditions:
- A. The owner(s) shall not construe any action by Pima County as a commitment to provide sewer service to 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.
5. Environmental Planning condition: Upon the effective date of the Ordinance, the owner shall have a continuing responsibility to remove buffelgrass (*Pennisetum ciliare*) from the property. 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. Prior to issuance of the certificate of compliance, the owner shall record a covenant, to run with the land, memorializing the terms of this condition.

6. 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 ARS 41-844, require that the Arizona State Museum be notified of the discovery at (520) 621-4795 so that cultural groups who claim cultural or religious affinity to them can make appropriate arrangements for the repatriation and reburial of the remains. 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.
7. Adherence to preliminary development plan A or B, approved at public hearing.
8. In the event the subject property is annexed, the property owner shall adhere to all applicable rezoning 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.
9. 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(I)."

The motion **PASSED** 6-0 (Commissioners Bain, Tronsdale, Membrila and Maese were absent).

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)

ON MOTION, it was

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

1. There shall be no further lot splitting or subdividing of residential development without the written approval of the Board of Supervisors.
2. Adherence to the sketch plan as approved at public hearing.
3. In the event the subject property is annexed, the property owner shall adhere to all applicable rezoning 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.
4. 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** 6-0 (Commissioners Bain, Tronsdale, Membrila and Maese were absent).

## 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)

Staff presented above Spring 2021 Comprehensive Plan Amendments to the commission. Cases will be brought to the commission individually and no action was required at this time.

12. BOARD OF SUPERVISORS DISPOSITION OF CASES

13. ADJOURNMENT

Meeting adjourned at 2:00 p.m.

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