



Meeting Agenda

Planning and Zoning Commission

Due to the CoVid-19 pandemic, the January 26th meeting will be held in accordance with the attached [MEMORANDUM](#).

Wednesday, January 26, 2022

Virtual Meeting

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 [Planning and Zoning Commission Information - Pima County](#) 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 [DECEMBER 8, 2021](#) MEETING SUMMARY
4. CALL TO THE PUBLIC

CONTINUED HEARING

REZONING

5. **P21RZ00015 JOT PROPERTIES LLC – E. IRVINGTON ROAD REZONING**
JOT Properties LLC, represented by Balwinder Riat, requests a **rezoning** for approximately 2.65 acres (parcel code 140-07-001B) from the CI-1 (Light Industrial/Warehousing)(1.87 acres) and the CI-1 (AE) (Light Industrial/Warehousing – Airport Environs)(0.78 acres) zones to the CB-1 (Local Business)(1.87 acres) and the CB-1 (AE) (Local Business – Airport Environs)(0.78 acres) zones on property located approximately 260 feet southeast of the 1-10 Interchange and E. Irvington Road, addressed as **3704 E. Irvington Road**. The proposed rezoning conforms to the Pima County Comprehensive Plan which designates the property for Industrial. (District 2)

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

NEW HEARINGS

CONDITIONAL USE

6. **P21CU00007 CITY OF TUCSON – S. SANDARIO ROAD**
Request of City of Tucson represented by Coal Creek on property identified as parcel #209-17-0060 in the RH (Rural Homestead) zone for a **Type III Conditional Use Permit** for a communication tower in accordance with Section 18.07.030 of the Pima County Zoning Code. (District 3)

Attachments: [Application](#)
[Staff Report](#)

COMPREHENSIVE PLAN AMENDMENT AND SPECIFIC PLAN

7. **P20SP00002 RIVER HOUSE TRUST, ET AL. – N. CRAYCROFT ROAD SPECIFIC PLAN AND COMPREHENSIVE PLAN AMENDMENT**

River House Trust, et al., represented by Lazarus & Silvyn, P.C., request a **comprehensive plan amendment and specific plan rezoning** for approximately 34 acres (parcel 109-26-003H, 109-26-005H, 109-26-005R and portions of parcels 109-26-003D and 109-26-004D) from the Low Intensity Urban 1.2 (LIU 1.2) to the Planned Development Community (PDC) land use designation and from the SR (Suburban Ranch) and the CR-1 (Single Residence) zones to the SP (Specific Plan) zone located approximately 1,200 feet southwest of the E. River Road and N. Craycroft Road intersection in Section 26, Township 13 South, Range 14 East, in the Catalina Foothills Planning Area. (District 1)

Attachments: [Staff Report](#)
[Specific Plan](#)
[Public Comment](#)
[Public Comment 2](#)
[Public Comment 3](#)
[Public Comment 4](#)
[Neighborhood Meeting](#)

8. BOARD OF SUPERVISORS DISPOSITION OF CASES
9. ADJOURNMENT

The meeting summary will be posted on the website at:
[Planning and Zoning Commission Information - Pima County](#)