



Pima County
Meeting Agenda
Planning and Zoning Commission

MEETING LOCATION
Virtual

The Planning and Zoning Commission meeting is held virtually through TEAMS. You may request a meeting invitation through DSDPlanning@pima.gov or utilize the call in option listed below.

Wednesday, October 26, 2022
9:00 AM for Scheduled Hearings

Teams video meeting via Outlook
Call in number: 1-602-649-0382
Participation Code: 463 789 781#

Planning and Zoning Commissioners

- District 1* *Mark Hanna*
Jan Truitt
- District 2* *Barbara Becker*
Armando Membrilla
- District 3* *Ryan Maese*
Tom Tronsdal, Vice-Chair
- District 4* *David Hook, Chair*
William Matter
- District 5* *Bob Cook*
Bruce Gungle

Executive Secretary

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 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 Chris Poirierl 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 [SEPTEMBER 28, 2022](#) MEETING SUMMARY
4. CALL TO THE PUBLIC

NEW HEARINGS

MODIFICATION (SUBSTANTIAL CHANGE) OF REZONING CONDITION

5. **Co9-70-40 AULDRIDGE – CAROL AVENUE REZONING**
Victor Gonzalez, represented by Natalie Pacheco, requests a **modification (substantial change) of rezoning condition #2** which states, “Recording a covenant agreeing to no more than one mobile home on this piece of property”. The applicant requests to split the lot into two parcels and add one additional dwelling. The subject site is approximately 2.26 acres zoned SH (Suburban Homestead), located approximately 130’ west of the intersection of S. Carol Avenue and W. Illinois Street, addressed as **6711 W. Illinois Street**. (District 3)

Attachments: [Staff Report](#)
[Public Comment](#)

TYPE III CONDITIONAL USE PERMITS

6. **P22CU00009 MANZANITA INVESTMENT GROUP LLC – W. VALENCIA ROAD**
Manzanita Investment Group LLC, represented by 3000 W. Valencia LLC and Lazarus & Silvyn, request a **Type III Conditional Use Permit for a Marijuana Dispensary**, in accordance with Section 18.43.030.B of the Pima County Zoning Code on property located at **3000 W. Valencia Road**, in the CB-1 (Local Business) zone. (District 5)

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

7. **P22CU00010 S1K LLC – N. ORACLE ROAD**
S1K LLC, represented by 6437 N Oracle LLC and Lazarus & Silvyn, request a **Type III Conditional Use Permit for a Marijuana Dispensary**, in accordance with Section 18.43.030.B of the Pima County Zoning Code on property located at **6437 N. Oracle Rd**, in the CB-1 (Local Business) zone. (District 1)

Attachments: [Staff Report](#)
[Supplemental Document](#)
[Supplemental Document 2](#)

8. **P22CU00011 CASA BLANCA PLAZA LLC – N. ORACLE ROAD**
Casa Blanca Plaza LLC, represented by 6026 N Oracle LLC and Lazarus & Silvyn, request a **Type III Conditional Use Permit for a Marijuana Dispensary**, in accordance with Section 18.43.030.B of the Pima County Zoning Code on property located at **6026 N. Oracle Road**, in the CB-1 (Local Business) zone. (District 1)

Attachments: [Staff Report](#)
[Public Comment](#)

9. **P22CU00012 FIDELITY NATIONAL TITLE TR 60380 – S. ROCKING K RANCH LOOP**
Fidelity National Title Tr 60380, represented by State 48 Consulting, on a portion of parcel 205-95-3260 in the SP (TDR-SA) (Rocking K Specific Plan - Transfer of Develop Rights - Sending Area) zone requests a **Type III Conditional Use Permit for a communication tower** in accordance with Section 18.07.030 of the Pima County Zoning Code. (District 4)

Attachments: [Staff Report](#)
[Public Comment](#)

10. BOARD OF SUPERVISORS DISPOSITION OF CASES
11. ADJOURNMENT

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