



Meeting Agenda

Planning and Zoning Commission

Due to the CoVid-19 pandemic, the July 27th meeting will be held in accordance with the attached [MEMORANDUM](#).

Wednesday, July 27, 2022

Virtual Meeting

9:00 AM for Scheduled Hearings

Planning and Zoning Commissioners

- 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

Executive Secretary

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 [JUNE 29, 2022](#) AND [JULY 6, 2022](#) MEETING SUMMARIES
4. CALL TO THE PUBLIC

CONTINUED HEARING

MODIFICATION (SUBSTANTIAL CHANGE) OF REZONING CONDITION

5. **Co9-05-30 STEWART TITLE & TRUST #1580 – KINNEY ROAD REZONING**
Stewart Title & Trust #1580, represented by Paradigm Land Design, LLC, for a **modification (substantial change) of rezoning condition #9** which requires adherence to the preliminary development plan as approved at public hearing. The applicant requests to revise the preliminary development plan, which depicts a 302-lot subdivision to allow a 450-lot subdivision. The subject site is approximately 146.1 acres zoned CR-4 (Mixed-Dwelling Type) (143 acres) and CR-4 (BZ) (Mixed-Dwelling Type – Buffer Overlay Zone) (3.1 acres), located on the north side of W. Irvington Road and the east and west sides of S. Kinney Road. (District 3)

Attachments: [Staff Report](#)
[Public Comment](#)
[Public Comment 2](#)
[Public Comment 3](#)

NEW HEARING

SPECIFIC PLAN REZONING

6. **P22SP00001 WONG FAMILY LP - N. THORNYDALE ROAD SPECIFIC PLAN REZONING**
Wong Family LP, represented by Lazarus and Silvyn, P.C., request a **specific plan rezoning** for approximately 2.35 acres (parcel code 225-02-027M) from the CB-1® (Local Business – Restricted) and the CR-5® (Multiple Residence – Restricted) zone to the SP (Specific Plan) zone located at the southeast corner of N. Thornydale Road and W. Overton Road, addressed as **9150 N. Thornydale Road**. The proposed specific plan rezoning conforms to the Pima County Comprehensive Plan which designates the property as Neighborhood Activity Center and Medium Low Intensity Urban. (District 1)

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

7. BOARD OF SUPERVISORS DISPOSITION OF CASES
8. ADJOURNMENT

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