



Pima County

MEETING LOCATION
Virtual

Meeting Agenda

Planning and Zoning Commission

Due to the CoVid-19 pandemic, the July 6th meeting will be held in accordance with the attached [MEMORANDUM](#).

Wednesday, July 6, 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. CALL TO THE PUBLIC

****SPECIAL MEETING****

CONTINUED FROM JUNE 29TH MEETING

NEW HEARINGS

REZONINGS

4. **P22RZ00004 WONG LIVING TRUST – W. VALENCIA ROAD REZONING**
Wong Living Trust, represented by Projects International Inc., request a **rezoning** of approximately 38.19 acres (parcel code 137-19-004D) from the GR-1 (Rural Residential) (25.02 acres) and from the GR-1 (TDR) (Rural Residential – Transfer of Development Rights Receiving Area) (13.17 acres) to the CR-5 (Multiple Residence)(25.02 acres) and to the CR-5 (TDR) (Multiple Residence - Transfer of Development Rights Receiving Area) (13.17 acres) zone located on the north side of W. Valencia Road, approximately 700 feet west of the intersection of W. Valencia Road and S. Camino de la Tierra, addressed as **3450 W. Valencia Road**. The proposed rezoning conforms to the Pima County Comprehensive Plan which designates the property for Multifunctional Corridor and Medium Low Intensity Urban. (District 5)

Attachments: [Staff Report](#)
[Site Analysis](#)
[Public Comment](#)
[Public Comment 2](#)
[Public Comment 3](#)
[Public Comment 4](#)

5. **P22RZ00005 ACM VENTURES LLC – S. WILMOT ROAD REZONING**
ACM Ventures LLC, represented by Projects International Inc., request a **rezoning** of approximately 18.02 acres (parcel code 140-45-0340) from the SH (TDR-RA) (Suburban Homestead – Transfer of Development Rights-Receiving Area) zone to the CB-2 (TDR-RA) (General Business – Transfer of Development Rights-Receiving Area) zone on property located on the west side of S. Wilmot Road, approximately one mile south of the intersection of S. Wilmot Road and E. Hermans Road. The proposed rezoning conforms to the Pima County Comprehensive Plan which designates the property for Higher Intensity Urban. (District 2)

Attachments: [Staff Report](#)
[Site Analysis](#)

6. **P22RZ00007 FROST HOLDING COMPANY NUMBER TWO LLC – N LA CANADA DRIVE REZONING**

Frost Holding Company Number Two LLC, represented by Steadfast Drafting and Design LLC, request a **rezoning** of approximately 1.66 acres (parcel code 104-01-068B) from the TR (Transitional) to the CB-2 (General Business) zone located at the southwest corner of W Roller Coaster Road and N La Canada Drive addressed as **5171 N La Canada Drive**. The proposed rezoning conforms to the Pima County Comprehensive Plan which designates the property for Neighborhood Activity Center. (District 1)

Attachments: [Staff Report](#)
[Site Analysis](#)
[Staff Memo](#)
[Site Analysis Revised](#)

UNADVERTISED HEARING

7. **P22TA00004 and P22TA00005 Non-Code Ordinances for Development Services Permitting Fees and Regional Wastewater Reclamation Department Permitting Fees.**

Attachments: [Final Fee Revision Staff Report](#)
[Fees 2022 RWRD Ordinance](#)
[Fees 2022 DSD Ordinance](#)
[Table 2 Fee Revisions Clean](#)
[Sahba Public Comment](#)

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](#)