



Meeting Agenda

Planning and Zoning Commission

Due to the CoVid-19 pandemic, the September 28th meeting will be held in accordance with the attached [MEMORANDUM](#).

Wednesday, September 28, 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 <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 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 [JULY 27, 2022](#) MEETING SUMMARY
4. CALL TO THE PUBLIC

NEW HEARINGS

CONCURRENT PLAN AMENDMENT AND REZONING

5. **P22CR00001 EXA ARCHITECTS INC – E. RIVER ROAD PLAN AMENDMENT AND REZONING**

EXA Architects, Inc. represented by Jose Ceja, request a **concurrent plan amendment and rezoning** to amend the Comprehensive Plan from Low Intensity Urban 1.2 (LIU-1.2) to Higher Intensity Urban (HIU) and to rezone from CR-1 (Single Residence) to TR (Transitional) zone on approximately .77 acres. The site is located on the north side of E. River Road approximately 560 feet east of the T-intersection of N. Camino Escuela and E. River Road addressed as **2103 and 2107 E. River Road**, in Section 20, Township 13 South, Range 14 East, in the Catalina Foothills Planning Area. (District 1)

Attachments: [Staff Report](#)

MODIFICATION (SUBSTANTIAL CHANGE) OF REZONING CONDITION

6. **Co9-10-03 MOORE TR – ORACLE JAYNES STATION ROAD REZONING**

Aerie Northwest LLC, represented by the Planning Center, requests a **modification (substantial change) of rezoning condition #11** which states. "Adherence to the preliminary development plan as approved at public hearing". The applicant requests to amend the preliminary development plan from medical office and assisted living uses to allow for an apartment complex. The subject site is approximately 11.5 acres zoned TR © (Transitional - Conditional), located on the southeast corner of N. La Cholla Boulevard and N. Fountains Avenue, addressed as **2050 W. Oracle Jaynes Station Road**. (District 1)

Attachments: [Staff Report](#)

STUDY SESSION

7. VALENCIA CORRIDOR DISCUSSION

Attachments: [Slideshow](#)

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](#)