



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, November 30, 2022

Teams video meeting via Outlook

9:00 AM for Scheduled Hearings

Call in number: 1-602-649-0382

Participation Code: 463 789 781#

Planning and Zoning Commissioners

Executive Secretary

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

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 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 [OCTOBER 26, 2022](#) MEETING SUMMARY
4. CALL TO THE PUBLIC

NEW HEARINGS

COMPREHENSIVE PLAN AMENDMENT

5. **P22CA00003 IDEAL PARTNERS LLC – S. HEADLEY ROAD PLAN AMENDMENT**
Ideal Partners LLC, represented by Projects International Inc., requests a **comprehensive plan amendment** of approximately 4.33 acres from the Low Intensity Urban 3.0 (LIU-3.0) to the Medium Low Intensity Urban (MLIU) land use designation, located on the east side of S. Headley Road, approximately 1,875 feet south of the intersection of W. Valencia Road and S. Headley Road, addressed as **6811 and 6821 S. Headley Road** (parcel numbers 138-24-037D and 138-24-037B), in Section 15, Township 15 South, Range 13 East, in the Southwest Planning Area. (District 5)

Attachments: [Staff Report](#)

SPECIFIC PLAN AND COMPREHENSIVE PLAN AMENDMENT

6. **P22SP00002 BELLMEYER WAYNE M REVOC LIVING TR, ET AL. - N. THORNYDALE ROAD SPECIFIC PLAN AND COMPREHENSIVE PLAN AMENDMENT**
Wayne M Bellmeyer Revoc Living TR, et al., represented by Lazarus and Silvyn, P.C., request a **comprehensive plan amendment and specific plan rezoning** for approximately 18.51 acres (parcel codes 224-44-0570 and 224-44-058A) from the Low Intensity Urban 0.3 (LIU-0.3) to the Planned Development Community (PDC) land use designation and from the SR (Suburban Ranch) to the SP (Specific Plan) zone, located at the northeast corner of the T-intersection of N. Thornydale Road and W. Sumter Drive, in Section 17, Township 12 South, Range 13 East in the Tortolita Planning Area. (District 1)

Attachments: [Staff Report](#)
[Revision Summary](#)
[Specific Plan REVISED](#)
[REVISED Preliminary Development Plan](#)
[Water Conservation Methods REVISED](#)
[Traffic Impact Study Supplement](#)
[Specific Plan \(includes Original Traffic Impact Study\)](#)
[Public Comment](#)
[Public Commet 2](#)

REZONING

7. **P22RZ00009 LOPEZ FAMILY TR, ET AL. – E. COLOSSAL CAVE ROAD REZONING**

Lopez Family TR, et al., represented by The Planning Center, request a **rezoning** of approximately 1.59 acres (parcel code 305-13-054D) from the RH (Rural Homestead) to the CB-2 (General Business) zone located southwest of the Union Pacific Railroad and Colossal Cave Road, addressed as **13185 E. Colossal Cave Road**. The proposed rezoning conforms to the Pima County Comprehensive Plan which designates the property for Neighborhood Activity Center. (District 4)

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

TYPE III CONDITIONAL USE PERMITS

8. **P22CU00013 WOLVERTON REVOC LIVING TR – S. SIERRITA MOUNTAIN ROAD**

Ivan R. and Margery A. Wolverton Revoc Living Tr, represented by Vertical Bridge LLC, request a **Type III Conditional Use Permit for a wireless communication facility** (parcel code 301-74-1450) in accordance with Section 18.07.030.H. of the Pima County Zoning Code in the GR-1 (Rural Residential) zone, located approximately 500 feet northwest of the T-intersection of S. Sierrita Mountain Road and W. Scotland Street, addressed as **11990 S. Sierrita Mountain Road**. (District 3)

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

9. **P22CU00014 SEIDEL, ET AL. – N. BOBCAT LANE**

Edward A. Seidel, Jr. and Trudy M. Clark, represented by Vertical Bridge LLC, request a **Type III Conditional Use Permit for a wireless communication facility** (parcel code 213-19-0070) in accordance with Section 18.07.030.H. of the Pima County Zoning Code in the GR-1 (Rural Residential) zone, located approximately one-half mile north of the intersection of N. Bobcat Lane and W. Rudasill Road, addressed as **6321 N. Bobcat Lane**. (District 3)

Attachments: [Application](#)
[Staff Report](#)
[Public Comment](#)
[Continuation Request](#)

10. **P22CU00015 BROWN – N. RED SUNSET TRAIL**

Leonard F. Brown, represented by Vertical Bridge LLC, request a **Type III Conditional Use Permit for a wireless communication facility** (parcel code 222-04-082B) in accordance with Section 18.07.030.H. of the Pima County Zoning Code in the GR-1 (Rural Residential) zone, located approximately 550 feet south of the T-intersection of N. Red Sunset Trail and E. Torchiana Pass, addressed as **16650 N. Red Sunset Trail**. (District 1)

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

11. **P22CU00017 PHILLIPS – W. MANVILLE ROAD**
Jeffrey R. Phillips, represented by Vertical Bridge LLC, requests a **Type III Conditional Use Permit for a wireless communication facility** (parcel code 208-44-0280) in accordance with Section 18.07.030.H. of the Pima County Zoning Code in the RH (Rural Homestead) zone, located south of the T-intersection of W. Manville Road and N. Coues Deer Lane, addressed as **16501 W. Manville Road**. (District 3)

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

CONCURRENT PLAN AMENDMENT AND REZONING

******THE FOLLOWING CASE HAS BEEN POSTPONED AND WILL BE RE-ADVERTISED FOR THE JANUARY 11, 2023 MEETING OF THE PLANNING AND ZONING COMMISSION******

12. **P22CR00002 CARDENAS – E. OCOTILLO HILL ROAD PLAN AMENDMENT AND REZONING**
Alberto Cardenas, represented by Natalie Pacheco, requests a **concurrent plan amendment and rezoning** to amend the Comprehensive Plan from Low Intensity Rural (LIR) to Medium Intensity Rural (MIR) and to rezone from RH (Rural Homestead) to GR-1 (Rural Residential) zone on approximately 4.13 acres. The site is located on the south side of E. Ocotillo Hill Road, approximately one mile east of S. Swan Road, addressed as **5450 E. Ocotillo Hill Road**, in Section 11, Township 16 South, Range 14 East, in the Southeast Planning Area. (District 2)

Attachments: [Application](#)

STUDY SESSION

13. ROLE OF PLANNING AND ZONING COMMISSION REVIEW
14. BOARD OF SUPERVISORS DISPOSITION OF CASES
15. ADJOURNMENT

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