



Pima County

MEETING LOCATION
Virtual

Planning and Zoning Commission

Meeting Summary

10-26-2022

This abstract is subject to editing and amending. Please let us know promptly if you believe there are any omissions or corrections; otherwise, we will proceed on this basis.

Chris Poirier, Executive Secretary

1. ROLL CALL – 9:00 a.m.

PRESENT

ABSENT

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

TEN MEMBERS PRESENT

(Membrila joined at Item 4 and Hanna joined at Item 5)

ALSO PRESENT

- *Chris Poirier, Planning Official & Executive Secretary
- *Tom Drzazgowski, Chief Zoning Inspector
- *Anita McNamara, Senior Planner
- *Donna Spicola, Senior Planner & Commission Coordinator
- *Terrill Tillman, Principal Planner
- *Mark Holden, Principal Planner
- *Spencer Hickman, Senior Planner
- *Jim Portner, Hearing Administrator

**Present Virtually or Telephonically*

2. PLEDGE OF ALLEGIANCE

3. CONSENT AGENDA

- A. The Commission moved to **APPROVE** the meeting summary of September 28, 2022.
The motion **PASSED** 8-0 (Commissioners Membrila and Hanna were absent).

4. CALL TO THE PUBLIC

No one from the public spoke.

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)

ON MOTION, it was

Voted to recommend **APPROVAL SUBJECT TO MODIFIED STANDARD AND SPECIAL CONDITIONS**

- ~~1. Provide adequate legal access to the property.~~
- ~~2. Recording a covenant agreeing to no more than one mobile home on this piece of property.~~
- ~~3. A suitable arrangement with the Pima County Department of Sanitation regarding sanitary facilities.~~
- ~~4. Recording a covenant holding Pima County harmless in the event of flooding.~~
1. There shall be no further lot splitting or subdividing of residential development without the written approval of the Board of Supervisors.
2. Transportation condition: Each lot shall be limited to one (1) access point onto Illinois street.
3. Adherence to the sketch plan as approved at public hearing.
4. One residential unit shall be allowed per lot.
5. In the event the subject property is annexed, the property owner shall adhere to all applicable rezoning conditions, including, but not limited to, development conditions which require financial contributions to, or construction of infrastructure, including without limitation, transportation, flood control, or sewer facilities.
6. The property owner shall execute the following disclaimer regarding the Private Property Rights Protection Act: "Property Owner acknowledges that neither the rezoning of the Property nor the conditions of rezoning give Property Owner any rights, claims or causes of action under the Private Property Rights Protection Act (Arizona Revised Statutes Title 12, chapter 8, article 2.1). To the extent that the rezoning or conditions of rezoning may be construed to give Property Owner any rights or claims under the Private Property Rights Protection Act, Property Owner hereby waives any and all such rights and/or claims pursuant to A.R.S. § 12-1134(l)."

The motion **PASSED** 10 - 0.

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)

ON MOTION, it was

Voted to recommend **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS**

1. Compliance with all specialized requirements enumerated in Section 18.43.030.B.59 of the Pima County Zoning Code.
2. This conditional use permit approval is for a marijuana dispensary as permitted per Section 18.43 (Local Business Zone) of the Code. No other non-residential or commercial conditional uses other than the above are authorized of implied.
3. This marijuana facility shall be operated in substantial accordance with the business operations, floorplan, and other particulars as described in the applicant's submitted materials.

The motion **PASSED** 10 - 0.

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)

ON MOTION, it was

Voted to recommend **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS**

1. Compliance with all specialized requirements enumerated in Section 18.43.030.B.59 of the Pima County Zoning Code.
2. This conditional use permit approval is for a marijuana dispensary as permitted per Section 18.43 (Local Business Zone) of the Code. No other non-residential or commercial conditional uses other than the above are authorized of implied.
3. This marijuana facility shall be operated in substantial accordance with the business operations, floorplan, and other particulars as described in applicant's submitted materials.

The motion **PASSED** 9 - 1 (Commissioner Maese voted Nay?).

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)

ON MOTION, it was

Voted to recommend **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS**

1. Compliance with all specialized requirements enumerated in Section 18.43.030.B.59 of the Pima County Zoning Code.
2. This conditional use permit approval is for a marijuana dispensary as permitted per Section 18.43 (Local Business Zone) of the Code. No other non-residential or commercial conditional uses other than the above are authorized of implied.
3. This marijuana facility shall be operated in substantial accordance with the business operations, floorplan, and other particulars as described in the applicant's submitted materials.

The motion **PASSED** 10-0.

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)

ON MOTION, it was

Voted to recommend **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS**

Standard Requirements per the Pima County Zoning Code

1. Adherence to all requirements of Section 18.07.030.H and Section 18.07.040.A.4 (General Regulations and Exceptions) of the Pima County Zoning Code.

Special Conditions

1. The new top height of the tower structure shall not be more than the requested eighty-five feet (85').
2. The new tower structure and antennae arrays shall be camouflaged as a western-style water tank as illustrated on the submitted construction drawings.
3. The tower and its associated on-the-ground equipment area shall be located on the property as shown on the submitted set of construction drawings.
4. The exterior wall of the on-the-ground equipment area shall be a minimum of eight feet (8') tall and be constructed of decorative brown slump-block. The access gate shall have a rusted metal finish.

The motion **PASSED** 10-0.

10. BOARD OF SUPERVISORS DISPOSITION OF CASES
11. ADJOURNMENT

Meeting adjourned at 11:04 a.m.

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