



AGENDA

**PIMA COUNTY
PLANNING AND ZONING COMMISSION
REGULAR MEETING
WEDNESDAY, NOVEMBER 28, 2012**

AT OR AFTER 9:00 A.M.

Public Works Building, 201 North Stone Avenue
Tucson, Arizona
Basement - Meeting Rooms "C" and "D"

SCHEDULE

8:30 A.M. BRIEFING SESSION

Conference Room 'D'

9:00 A.M. REGULAR SESSION

Conference Room 'C'

Consent Agenda
Modification (Substantial Change) of Rezoning Conditions
Code Text Amendment
New Business
Call to the Audience
Adjournment

SPEAKING PROCEDURE

1. All speakers will position themselves so they can approach the podium as quickly as possible.
Please submit speaker's cards to the Staff members.
2. Those wishing to speak must sign in and state name and address.
3. **Speakers will have THREE minutes each to present testimony.** More time may be granted at the discretion of the Chairman. The Commission requests that they not be repetitive. When there is a large group wishing to speak, it will be appreciated if one or two persons could represent the group.
4. Public hearing will then be closed and debate will be limited to Commission and staff.
5. Commission votes on motion and the outcome is announced.

REGULAR HEARING AGENDA

1) CALL TO ORDER 9:00 A.M.

ROLL CALL:

- | | |
|---|---|
| <input type="checkbox"/> William Matter, Chair | <input type="checkbox"/> Armando Membrila |
| <input type="checkbox"/> Jenny Neeley, Vice Chair | <input type="checkbox"/> Thomas Spendiarian |
| <input type="checkbox"/> Howard L. Richey | <input type="checkbox"/> Bob Cook |
| <input type="checkbox"/> Bonnie Poulos | <input type="checkbox"/> Corey Smith |
| <input type="checkbox"/> Randall R. Holdridge | <input type="checkbox"/> Lynne Mangold |

2) PLEDGE OF ALLEGIANCE

3) CONSENT AGENDA (UNADVERTISED PUBLIC HEARING)

A) B-123 APPROVAL OF OCTOBER 2012 CHECKLIST

B) B-218 MONTHLY REPORTS TO THE P/Z COMMISSION

Monthly reports from Development Services Department for enterprise fund, total fees collected, services activity report and permits issued and from the planning division for total fees collected and services activity report.

- a) Staff Report
- b) Action

MODIFICATION (SUBSTANTIAL CHANGE) OF A REZONING CONDITIONS

4) **Co9-01-01 PIMA COUNTY – CANOA RANCH REZONING**

FRC Holdings, LLC, represented by Frank Thomson & Associates, LLC, requests the following:

- **Board of Supervisors approval for four lot splits.** Rezoning Condition #6 restricts further subdividing or lot splitting without written Board of Supervisors approval.
- **A Modification (Substantial Change) of Rezoning Condition #16(G)** that restricts the height of development east of Interstate 19 to 30 feet and one story.
- **Board of Supervisors approval for any building larger than 100,000 square feet east of Interstate 19.** Rezoning Condition #16(l) limits the size of a building to no more than 100,000 square feet.

The applicant proposes to split approximately **22 acres** from the south half of Block 36 of the Canoa Ranch Block Subdivision Plat Map (Book 54 and Page 74) to build a hospital with a helistop and related medical use buildings. The subject property is zoned **CB-2©** (General Business Zone, Conditional) and is located east of Interstate 19, north of the Esperanza Wash, being a portion of the approximately 1,261 acres original rezoning site located within the San Ignacio de la Canoa Land Grant on both sides of Interstate 19 generally south of the Esperanza Wash. (District 4)

- a) Staff Report
- b) Public Hearing
- c) Action

5) **Co9-91-23 DEVOY – SHANNON ROAD REZONING**

Colt J. Barrins, represented by Design Build Forum, LLC, requests a **Modification of the Rezoning Condition** which restricts the use of the property to single family residential and periodic maintenance of miscellaneous mobile equipment to allow single family residential and a window installation company or equivalent, less intense commercial CB-2 (General Business Zone) uses. The **CB-2 zoned** subject site is approximately **.68 acres**, and is located on the east side of Shannon Road approximately one-quarter of a mile north of Ruthrauff Road. (District 3)

- a) Staff Report
- b) Public Hearing
- c) Action

CODE TEXT AMENDMENT FOR PUBLIC HEARING

6) **Co8-12-07 CONTRACTOR YARD, HOME OCCUPATION, CONDITIONAL USE PERMIT, SUBDIVISION PLAT AND DEVELOPMENT PLAN CODE AMENDMENTS**

AN ORDINANCE OF THE PIMA COUNTY BOARD OF SUPERVISORS RELATING TO ZONING (TITLE 18); AMENDING THE PIMA COUNTY CODE BY AMENDING CHAPTER 18.03 (GENERAL DEFINITIONS), SECTION 18.03.020 (DEFINITIONS) TO DEFINE A CONTRACTORS YARD; AMENDING CHAPTER 18.09 (GENERAL RESIDENTIAL AND RURAL PROVISIONS), SECTION 18.09.020 (GENERAL REQUIREMENTS AND EXCEPTIONS) TO PROVIDE SETBACK REQUIREMENTS FOR SHADE STRUCTURES WITHIN CORRALS; AND SECTION 18.09.030 (HOME OCCUPATIONS) TO EXPAND HOME OCCUPATIONS; AMENDING CHAPTER 18.69 (SUBDIVISION STANDARDS) SECTION 18.69.020 (DEFINITIONS) TO ELIMINATE THE PLAT REQUIREMENT FOR NON-RESIDENTIAL SUBDIVISIONS; AMENDING CHAPTER 18.97 (CONDITIONAL USE PROCEDURES) SECTION 18.97.030 (PROCEDURES AND REQUIREMENTS) BY REVISING THE DEVELOPMENT PLAN REQUIREMENTS (ALL DISTRICTS).

- a) Staff Report
- b) Public Hearing
- c) Action

7) **NEW BUSINESS**

- A) Board of Supervisors disposition of cases.

8) **CALL TO THE AUDIENCE**

9) **ADJOURNMENT**