



AGENDA

**PIMA COUNTY
PLANNING AND ZONING COMMISSION
REGULAR MEETING
WEDNESDAY, JANUARY 29, 2014**

AT OR AFTER 9:00 A.M.

PLEASE NOTE NEW MEETING LOCATION:

Pima County Administration Building
Board of Supervisors Hearing Room
130 W. Congress St., 1st Floor
Tucson, AZ 85701

SCHEDULE

8:30 A.M. BRIEFING SESSION

Board of Supervisors Conference Room

9:00 A.M. REGULAR SESSION

Board of Supervisors Hearing Room

Consent Agenda
Rezoning
Conditional Use Permit
Rezoning
Code 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"/> Bob Cook |
| <input type="checkbox"/> Jenny Neeley, Vice Chair | <input type="checkbox"/> Jodi Bain |
| <input type="checkbox"/> Bonnie Poulos | <input type="checkbox"/> Brad Johns |
| <input type="checkbox"/> Randall R. Holdridge | <input type="checkbox"/> Lynne Mangold |
| <input type="checkbox"/> Armando Membrila | <input type="checkbox"/> Eddie Peabody, Jr. |

2) PLEDGE OF ALLEGIANCE

3) CONSENT AGENDA (UNADVERTISED PUBLIC HEARING)

A) B-123 APPROVAL OF SEPTEMBER 25, 2013 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

REZONING

4) [Co23-13-01 CONTINENTAL FARMS SPECIFIC PLAN \(REZONING\)](#)

Request of **Farmers Investment Co.**, represented by **LVA Urban Design Studio**, for a rezoning of approximately 1095 acres from **RH (Rural Homestead)** and **RH-BZ (Rural Homestead) (Buffer Overlay Zone)** to **SP (Specific Plan, Continental Farms Specific Plan)** and **SP-BZ (Specific Plan)(Buffer Overlay Zone)** on property located east of Interstate 19, southwest of Whitehouse Canyon Road, spanning both sides of Continental Road. The proposed specific plan (rezoning) conforms to the Pima County Comprehensive Plan which designates the property for RT, LIR,LIU 1.2, LIU 3.0, MIU, MHIU, NAC and CAC. (District 4)

- a) Staff Report
- b) Public Hearing
- c) Action
- d) Specific Plan Document
- e) River Master Plan

CONDITIONAL USE PERMIT FOR FOR PUBLIC HEARING

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5) [P21-13-019 DYKMAN TR – E. MARSH STATION RD.](#)

Request of Danielle Waechter (on behalf of Sprint Corp.), on property located at 19301 E. Marsh Station RD., in the **RH Zone**, for a conditional use permit for a communication tower, in accordance with Section 18.07.030H2e of the Pima County Zoning Code as a Type III conditional use permit. (District 4)

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

REZONINGS FOR PUBLIC HEARING

6) [Co9-13-08 SANCHEZ/MARIN – N. SHANNON ROAD REZONING](#)

Request of **Claude Marin** represented by **Vicente Sanchez** for a rezoning of approximately **0.8 acres** from **SH (Suburban Homestead)** to **CI-2 (General Industrial)**, on property located on the west side of N. Shannon Road (4915) and approximately 570 feet south of W. Diamond Street. The proposed rezoning conforms to the Pima County Comprehensive Plan which designates the property for UI (Urban Industrial). (District 3)

- a) Staff Report

- b) Public Hearing
- c) Action
- d) Site Analysis

7) **Co9-13-09 TITLE SECURITY OF ARIZONA TR 2055 – TANQUE VERDE ROAD REZONING**

Request of **Title Security of Arizona TR 2055**, represented by **The WLB Group, Inc.** for a **rezoning** of approximately **41 acres from SR (Suburban Ranch) to CR-1 (Single Residence Zone)** and for a **rezoning** of approximately **81.5 acres from SR (Suburban Ranch) to SR® (Suburban Ranch)(Restricted)**. The property is located on the north side of Tanque Verde Road approximately 2400 feet east of Houghton Road. The proposed rezoning conforms to the LIU 1.2 (Low Intensity Urban) and RT (Resource Transition) Comprehensive Plan designations. (District 4)

- a) Staff Report
- b) Public Hearing
- c) Action
- d) Site Analysis

8) **Co9-13-10 NEP #1 LLC, ET AL – HOUGHTON ROAD REZONING**

Request of **NEP #1, et al**, represented by **STAR Consulting**, for a rezoning of three parcels (**approximately 1.12 acres**) at **16393, 16405, and 16417 S. Houghton Road from the TR (Transitional) zone to the CB-1 (Local Business) zone** for a retail store. The properties are a portion of Lot 32 of New Tucson Unit No. 4 subdivision (Book 17 and Page 50) located approximately one-third of a mile south of Sahuarita Road, on the east side of Houghton Road. The proposed rezoning conforms to the Pima County Comprehensive Plan which designates the property CAC (Community Activity Center). (District 4)

- a) Staff Report
- b) Public Hearing
- c) Action
- d) Site Analysis

9) **Co9-13-15 SMITH – MARY ANN CLEVELAND WAY REZONING**

Request of **Virgil Smith** represented by **Kelly Lee of the Planning Center** for a **rezoning** of approximately **25 acres from RH (Rural Homestead) to CR-5 (Small Lot Option)**, on property located Southwest of Mary Ann Cleveland Way and Northeast of Old

Vail Road. The proposed rezoning conforms to the Pima County Comprehensive Plan which designates the property for MIU (Medium Intensity Urban). (District 4)

- a) Staff Report
- b) Public Hearing
- c) Action
- d) Site Analysis

CODE AMENDMENT FOR PUBLIC HEARING

- 10) **Co8-11-06 RENEWABLE ENERGY INCENTIVE DISTRICT (REID) Amendment #2**
AN ORDINANCE OF THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA; AMENDING SECTION 14.04.010 REID SITE MAPS OF CHAPTER 14.04 MAPS OF TITLE 14 RENEWABLE ENERGY INCENTIVE DISTRICT (REID) OF THE PIMA COUNTY CODE TO ADD TAX CODE PARCELS 303-09-002B, 002R, 002S, 002T, 002U, 002V, 002Y, 002X, 002W, AND 303-09-0070 AS DESIGNATED REID SITES EXCEPTING THE PORTIONS OF EACH PARCEL DESIGNATED "IMPORTANT RIPARIAN AREA" ACCORDING TO THE PIMA COUNTY COMPREHENSIVE PLAN'S MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM. THE SUBJECT AREA IS SECTIONS 10 AND 15 OF T16SR14E, LESS THE DESIGNATED "IMPORTANT RIPARIAN AREAS", LOCATED ON THE WEST AND SOUTHWEST SIDE OF S. SWAN ROAD, APPROXIMATELY FIVE MILES SOUTH OF INTERSTATE 10. THE REID ORDINANCE PROVIDES INCENTIVES TO DEVELOP UTILITY-SCALE SOLAR FACILITIES ON DESIGNATED REID SITES. THE ORDINANCE ALSO SPECIFIES REID SITE CRITERIA; ESTABLISHES PERFORMANCE STANDARDS FOR FACILITY DEVELOPMENT; AND PROVIDES A PROCESS FOR AMENDING REID SITE CRITERIA AND DESIGNATING NEW REID SITES. (DISTRICT 2)

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

11) **NEW BUSINESS**

- A) Pima Prospers – Comprehensive Plan update.

- B) Chair's appointment of Commissioner to Pima Prospers Guidance Team to replace Commissioner Rich Richey.
- C) 2014 Planning and Zoning Commission Meeting Calendar.
- D) Board of Supervisors disposition of cases.

12) **CALL TO THE AUDIENCE**

13) **ADJOURNMENT**