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
Rezonings
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.

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REGULAR HEARING AGENDA

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

ROLL CALL:

( ) William Matter, Chair ( ) Bob Cook
( ) Jenny Neeley, Vice Chair ( ) Jodi Bain
( ) Bonnie Poulos ( ) Brad Johns
( ) Randall R. Holdridge ( ) Lynne Mangold
( ) Armando Membrila ( ) 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
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

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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

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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
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**


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**