



# **AGENDA**

**PIMA COUNTY  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
WEDNESDAY, APRIL 27, 2016**

**AT OR AFTER 9:00 A.M.**

Pima County Administration Building  
Board of Supervisors Hearing Room  
130 W. Congress St., 1<sup>st</sup> 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 (Unless otherwise noted)

Consent Agenda  
Call to the Audience  
Rezoning  
Code Text Amendment  
Type III Conditional Use Permit  
New Business  
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:**

- |                                       |                      |
|---------------------------------------|----------------------|
| ( ) #5 Jenny Neeley, Chair            | ( ) #5 Bob Cook      |
| ( ) #4 Eddie Peabody, Jr., Vice-Chair | ( ) #1 Jodi Bain     |
| ( ) #4 William Matter                 | ( ) #1 Brad Johns    |
| ( ) #2 Randall R. Holdridge           | ( ) #3 Lynne Mangold |
| ( ) #2 Armando Membrila               | ( ) #3 Peter Gavin   |

**2) PLEDGE OF ALLEGIANCE**

**3) CONSENT AGENDA (UNADVERTISED PUBLIC HEARING)**

**MONTHLY REPORTS TO THE P/Z COMMISSION**

**A) APPROVAL OF MARCH 30, 2016 CHECKLIST**

**B) 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) CALL TO THE AUDIENCE**

**REZONING FOR PUBLIC HEARING:**

**5) P16RZ00003 GST LLC, ET AL. – W. OVERTON ROAD REZONING**

Request of GST LLC, et al. represented by Jim Portner, Projects International, Inc. for a rezoning of approximately 58.6 acres from the SR (Suburban Ranch) zone to the CR-3 (Single Residence) zone, on property located at the northwest corner of N. Pomona Avenue and W. Pine Street and on the southwest corner of W. Pine Street and N. Romero Avenue. The Pima County Comprehensive Plan designates the property for Low Intensity Urban 3.0 (39 acres) and Medium Intensity Urban (19.6 acres). (District 1)

- a) [Staff Report](#)
- b) Public Hearing
- c) Action

- [Site Analysis](#)
- [Letters of support received from 4/15-4/19](#)
- [Letters of protest received from 4/16-4/19](#)
- [Request to revise recommended rezoning conditions](#)
- [Letters of support received from 4/20-4/25](#)

**CODE TEXT AMENDMENT FOR PUBLIC HEARING:**

**6) Co8-15-03 COMPREHENSIVE PLAN PROCEDURES**

Proposal to amend by ordinance the Pima County Zoning Code Title 18, Chapter 18.89 (Comprehensive Plan) to create a second window during the calendar year to accept non-major comprehensive plan amendment applications; change the definition of major plan amendment from 500 to 640 acres; redefine when to hold a Commission study session; increase the maximum site area allowed for Type 2 Minor Revision requests; and update Chapter 18.89 consistent with the recently updated Pima County Comprehensive Plan. (All districts)

- a) [Staff Report- Memo](#)
- b) Public Hearing
- c) Action

**TYPE III CONDITIONAL USE PERMIT FOR PUBLIC HEARING:**

**7) P16CU00004 PIMA COUNTY – S. HOUGHTON RD.**

Request of Christine Tucker with Insite, Inc. (on behalf of Verizon Wireless), on property located at 11300 S. Houghton 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

8) **NEW BUSINESS**

- A) Board of Supervisors disposition of cases.

9) **ADJOURNMENT**