



AGENDA

**PIMA COUNTY
PLANNING AND ZONING COMMISSION
REGULAR MEETING
WEDNESDAY, AUGUST 27, 2014**

AT OR AFTER 9:00 A.M.

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
Comprehensive Plan Amendments
Comprehensive Plan Amendment and Rezoning
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"/> Jenny Neeley, Chair | <input type="checkbox"/> Armando Membrila |
| <input type="checkbox"/> Eddie Peabody, Jr., Vice-Chair | <input type="checkbox"/> Bob Cook |
| <input type="checkbox"/> Bonnie Poulos | <input type="checkbox"/> Jodi Bain |
| <input type="checkbox"/> William Matter, Chair | <input type="checkbox"/> Brad Johns |
| <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 JULY 30, 2014 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

NEW COMPREHENSIVE PLAN AMENDMENTS FOR PUBLIC HEARING

- 4) **Co7-14-05 T. READ HOLDINGS, LLC – N. ORACLE ROAD PLAN AMENDMENT (#2)**
Request of **T. Read Holdings, LLC**, represented by **Bruce Read**, to amend the Pima County Comprehensive Plan from Medium Intensity Urban (MIU) to Neighborhood Activity Center (NAC) for approximately 0.66 acres located at the northeast corner of the intersection of N. Oracle Road and N. Genematas Drive, in Section 13, Township 13 South, Range 13 East, in the Catalina Foothills Subregion. (District 1)

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

- 5) **Co7-14-01 PRF 3, LLC - W. FREER DRIVE ALIGNMENT PLAN AMENDMENT**
Request of **PRF 3, LLC**, represented by **MJM Consulting, Inc.**, to amend the Pima County Comprehensive Plan from Low Intensity Urban 0.3 (LIU 0.3) and Resource Transition (RT) to Medium Intensity Urban (MIU) and Resource Transition (RT) for approximately 9.79 acres located on the north side of the W. Freer Drive alignment, approximately 1,200 feet east of N. Thornydale Road and 400 feet south of W. Linda Vista Boulevard, in Section 20, Township 12 South, Range 13 East, in the Northwest Subregion. (District 1)

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

- 6) **Co7-14-02 SIGNATURE HOMES BY MIRAMONTE, LLC - W. HARDY ROAD PLAN AMENDMENT**
Request of **Signature Homes by Miramonte, LLC**, represented by **Projects International, Inc.**, to amend the Pima County Comprehensive Plan from Low Intensity Urban 0.3 (LIU 0.3) to Medium Intensity Urban (MIU) for approximately 20.0 acres located on the north side of W. Hardy Road, approximately 600 feet east of N. Thornydale Road, in Section 20, Township 12 South, Range 13 East, in the Northwest Subregion. (District 1)

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

Attachments:

- [Additional Material](#)

7) **Co7-14-03 CATALINA FOOTHILLS CENTER GENERAL PARTNERSHIP – N. ORACLE ROAD PLAN AMENDMENT**

Request of **Catalina Foothills Center General Partnership**, represented by **Projects International, Inc.**, to amend the Pima County Comprehensive Plan from Low Intensity Urban 1.2 (LIU 1.2), Medium Intensity Urban (MIU) and Resource Transition (RT) to Medium Intensity Urban (MIU), Neighborhood Activity Center (NAC) and Resource Transition (RT) for approximately 50 acres located immediately east of N. Oracle Road and immediately north and west of N. Genematas Drive, in Section 13, Township 13 South, Range 13 East, in the Catalina Foothills Subregion. (District 1)

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

COMPREHENSIVE PLAN AMENDMENT AND REZONING FOR PUBLIC HEARING

8) **Co7-14-07 Co9-14-08 PRD INVESTMENTS, LLC – N. HOUGHTON ROAD CONCURRENT COMPREHENSIVE PLAN AMENDMENT AND REZONING**

Request of PRD Investments, LLC, represented by The WLB Group, Inc., for a concurrent plan amendment and rezoning to amend the Pima County Comprehensive Plan from Resource Transition (RT) to Low Intensity Urban 1.2 (LIU 1.2) and to rezone from SR (Suburban Ranch) to CR-1 (Single Residence) zone on approximately 0.92 acres. The property is located approximately three-fourths of a mile north of Snyder Road at the end of North Houghton Road in Section 14, Township 13 South, Range 15 East, in the Catalina Foothills Subregion. (District 1)

- a) Staff Report [\(Request for continuance\)](#)
- b) Public Hearing
- c) Action

9) **NEW BUSINESS**

- A) Pima Prospers – Comprehensive Plan update.
- B) Board of Supervisors disposition of cases.

10) **CALL TO THE AUDIENCE**

11) **ADJOURNMENT**