



AGENDA

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

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 (Unless otherwise noted)

Consent Agenda

Call to the Audience

Rezoning (continued from October 28, 2015 P& Z)

Rezoning

Code Text Amendment (continued from October 28, 2015 P& Z)

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.

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 NOVEMBER 25, 2015 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 CONTINUED FROM OCTOBER 28, 2015 P&Z

5) Co9-15-05 JT RP LLC – EAST EAGLE FEATHER ROAD (EASEMENT) REZONING

Request by JT RP LLC, represented by Kathy Gormally, for a rezoning of approximately 3.81 acres from SR (Suburban Ranch) Zone to CR-1 (Single Residence) Zone on property located approximately 800' east of Bear Canyon Road on the south side of East Eagle Feather Road (Easement). The proposed rezoning conforms to the Pima County Comprehensive Plan (Co7-00-20). (District 4)

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

- [Additional Material](#)

REZONINGS FOR PUBLIC HEARING:

6) Co9-15-06 JUSTINS RV PARK & WATER WORLD, LLC – S. SAN JOAQUIN ROAD REZONING #2

Request of Justins RV Park & Water World, LLC, represented by Norris Design, for a rezoning of approximately 25.22 acres from the TH (BZ) (Trailer Homesite – Buffer Overlay) zone and the GR-1 (BZ) (Rural Residential – Buffer Overlay) zone to the TH (BZ) (Trailer Homesite – Buffer Overlay) zone, on property located on the north side of S. San Joaquin Road approximately 1,000 feet northwest of the intersection of W. Bopp Road and S. San Joaquin Road. The proposed rezoning conforms to the Pima County Comprehensive Plan Co7-13-10. (District 3)

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

- [Site Analysis](#)

7) P15RZ00010 INTERSTATE 10/VALENCIA PROPERTIES LLC – E. VALENCIA ROAD REZONING

County-initiated rezoning of approximately 46 acres from the CR-3/AE (Single Residence/Airport Environs and Facilities) zone to the CI-1/AE (Light Industrial-Warehousing/Airport Environs and Facilities) zone, on property located on the northwest side of Valencia Road, approximately 2,000 feet southwest of the Valencia Road and Craycroft Road intersection. The proposed rezoning conforms to the Pima County Comprehensive Plan (Pima Prospers) which designates the property for an Industrial (I) land use. (District 2)

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

- c) Action

8) **P15RZ00011 NANBARRY INVESTMENT PROFIT SHARING PLAN – E. ROCKET ROAD REZONING**

County-initiated rezoning of approximately 35.04 acres from the GR-1/AE (Rural Residential/Airport Environs and Facilities) zone to the CI-2/AE (General Industrial/Airport Environs and Facilities) zone, on property located on the north side of Rocket Road, approximately 2,000 feet west of the Rocket Road and Freeman Road intersection. The proposed rezoning conforms to the Pima County Comprehensive Plan (Pima Prospers) which designates the property for a Military/Airport (MA) land use. (District 4)

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

9) **P15RZ00012 STATE OF ARIZONA – E. LOS REALES ROAD REZONING**

County-initiated rezoning of approximately 41 acres from the CR-3 (Single Residence) zone to the CI-1 (Light Industrial-Warehousing) zone, on a portion of property located on the northwest corner of Los Reales Road and Swan Road. The proposed rezoning conforms to the Pima County Comprehensive Plan (Pima Prospers) which designates the property for an Industrial (I) land use. (District 2)

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

10) **P15RZ00013 STATE OF ARIZONA – E. OLD VAIL CONNECTION ROAD REZONING**

County-initiated rezoning of approximately 35.69 acres from the GR-1/AE (Rural Residential/Airport Environs and Facilities) zone to the CI-2/AE (General Industrial/Airport Environs and Facilities) zone, on property located on the northeast corner of Old Vail Connection Road and Houghton Road. The proposed rezoning conforms to the Pima County Comprehensive Plan (Pima Prospers) which designates the property for a Military/Airport (MA) land use. (District 4)

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

11) **P15RZ00014 STATE OF ARIZONA – S. HOUGHTON ROAD REZONING**

County-initiated rezoning of approximately 135 acres from the GR-1/AE (Rural Residential/Airport Environs and Facilities) zone to the CI-2/AE (General Industrial/Airport Environs and Facilities) zone, on property located approximately 2,300

feet east of Houghton Road and 1,300 feet north of Rocket Road, south of the Union Pacific Railroad. The proposed rezoning conforms to the Pima County Comprehensive Plan (Pima Prospers) which designates the property for a Military/Airport (MA) land use. (District 4)

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

MODIFICATION (SUBSTANTIAL CHANGE) OF REZONING CONDITIONS

12) Co9-78-32 MATYI – SWAN ROAD REZONING

Request of River and Swan Homes, LLC, represented by SBBL Architecture & Planning, LLC, for a modification (substantial change) of the following rezoning conditions:

- #1A which requires that no more than three parcels be created. The applicant requests to waive the condition and proposes four parcels.
- #1B which requires that each parcel be a minimum of 43,560 square feet, exclusive of easements, rights-of-way, etc. The applicant requests to waive this requirement and proposes parcels in excess of 43,560 square feet, inclusive of easements.

The subject site is 4.55 acres zoned CR-1 and is located on the west side of Swan Road approximately one-fourth mile north of River Road. (District 1)

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

- [Additional Material](#)

CODE TEXT AMENDMENT CONTINUED FROM OCTOBER 28, 2015 P&Z

13) Co8-15-02 WALLS, FENCES AND HOME OCCUPATIONS

Proposal to amend by ordinance the Pima County Zoning Code Title 18, Section 18.03 to revise the definition of a “structure” to exempt walls and fences with a height of 84 inches or less from permit requirements, and to amend Section 18.09 General Residential and Rural Zoning Provisions to revise the Home Occupations section to comply with the Arizona State Statutes §11-820 and to include additional reasonable operating requirements for Home Occupations. (All districts)

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

14) **NEW BUSINESS**

A) Board of Supervisors disposition of cases.

15) **ADJOURNMENT**