



AGENDA

**PIMA COUNTY
PLANNING AND ZONING COMMISSION
REGULAR MEETING
WEDNESDAY, JANUARY 28, 2015**

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

Type III Conditional Use Permits

Specific Plan Rezoning

Zoning Code Text Amendment

New Business

Call to the Audience

Study Session – Session to be held in Board Conference Room adjacent to Hearing Room

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 | <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 OCTOBER 29, 2014 AND NOVEMBER 26, 2014 CHECKLISTS

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

TYPE III CONDITIONAL USE PERMITS FOR PUBLIC HEARING

- 4) **P21-14-020 TUCSON SCHOOL DISTRICT NO. 1 – N. BEAR CANYON RD.** Request of Reliant Land Services (on behalf of T-Mobile), on property located at 3802 N. Bear Canyon Rd, in the **SR 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 - Memo](#)
 - b) Public Hearing
 - c) Action
- 5) **P21-14-023 FENSTER RANCH SCHOOL – E. OCOTILLO DR.** Request of Sabino Recovery Group LLC, on property located at 8505 E. Ocotillo Dr., in the **SR Zone**, for a conditional use permit for a Residential Substance Abuse Diagnostic and Treatment Facility, in accordance with Section 18.17.030 of the Pima County Zoning Code as a Type III conditional use permit. (District 1)
- a) [Staff Report](#)
 - b) Public Hearing
 - c) Action

SPECIFIC PLAN REZONING FOR PUBLIC HEARING

- 6) **Co23-14-01 SISTERS OF THE IMMACULATE HEART OF MARY SPECIFIC PLAN (REZONING)**
Request of Sisters of the Immaculate Heart of Mary, represented by Tucson Land and Cattle Co., for a rezoning of approximately 63 acres from SR (Suburban Ranch zoning) to SP (Sisters of the Immaculate Heart of Mary Continuing Care Retirement Community Specific Plan) on a property located east of N. Sabino Canyon Road, approximately one-quarter mile north of E. River Road in Section 29, T13S, R15E. The proposed specific plan (rezoning) conforms to the Pima County Comprehensive Plan Co7-00-20 and Co7-08-03. (District 1)
- a) [Staff Report](#)
 - b) Public Hearing
 - c) Action

Additional Material:

- [Site Analysis](#)

ZONING CODE TEXT AMENDMENT FOR PUBLIC HEARING

- 7) **Co8-14-01 STORMWATER HARVESTING SYSTEM ZONING CODE AMENDMENT**
AN ORDINANCE OF THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA;

RELATING TO ZONING; AMENDING THE PIMA COUNTY CODE BY AMENDING CHAPTER 18.03 (GENERAL DEFINITIONS); CHAPTER 18.07 (GENERAL REGULATIONS AND EXCEPTIONS); CHAPTER 18.09 (GENERAL RESIDENTIAL AND RURAL ZONING PROVISIONS); CHAPTER 18.39 (GENERAL COMMERCIAL STANDARDS); CHAPTER 18.73 (LANDSCAPING, BUFFERING AND SCREENING STANDARDS); AND, CHAPTER 18.75 (OFF-STREET PARKING AND LOADING STANDARDS) TO ADD DEFINITIONS, STANDARDIZE TERMINOLOGY, AND PROVIDE REGULATIONS, STANDARDS AND INCENTIVES FOR THE USE OF STORMWATER HARVESTING SYSTEMS, AND TO RENUMBER SUBSEQUENT SECTIONS ACCORDINGLY. (ALL DISTRICTS)

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

8) **NEW BUSINESS**

- A) Board of Supervisors disposition of cases.
- B) Tentative Planning and Zoning Commission meeting dates in February and March 2015.

- a) Discussion/Action

9) **CALL TO THE AUDIENCE**

STUDY SESSIONS

10) **Co7-13-10 COMPREHENSIVE PLAN UPDATE - PIMA PROSPERS**

The Planning and Zoning Commission will hold a study session with staff on the proposed comprehensive plan update, known as Pima Prospers. The draft plan, when adopted by the Board of Supervisors, will be the governing policy document for Pima County up to approximately ten (10) years; the draft plan's outlook is approximately 20 years. The current comprehensive plan, as amended, has been in effect since 2001, and if adopted, Pima Prospers will replace the current plan. Pima Prospers is intended to both meet state statutory requirements for a county comprehensive plan (elements covering land use, circulation, water resources, open space, cost of development, growth areas, environment, and energy) and include a number of other elements, including but not limited to economic development, health services, cultural resources, housing and community design, communications and other services provided by the County.

11) **Co14-14-01 MAJOR STREETS & SCENIC ROUTE PLAN UPDATE**

The Planning and Zoning Commission will hold a study session on a proposed update to the Major Streets and Routes Plan in conjunction with the Comprehensive Plan Study session. It is contemplated that hearings on this major update be held at the same time

as the Pima County Comprehensive Plan. The proposed changes include additions of and deletions to major route designations and changes in required right-of-way, No changes are proposed to the scenic route component other than separation of the plan into separate maps and deletion of an unbuilt scenic route in conjunction with a major route deletion.

- a) Staff Presentation
- b) Discussion

12) **ADJOURNMENT**