

PLEASE NOTE DIFFERENT TIME



AGENDA

**PIMA COUNTY
PLANNING AND ZONING COMMISSION
REGULAR MEETING
WEDNESDAY, JULY 13, 2016**

AT OR AFTER 11:00 A.M.

Pima County Administration Building
Board of Supervisors Hearing Room
130 W. Congress St., 1st Floor
Tucson, AZ 85701

SCHEDULE

10:30 A.M. BRIEFING SESSION

Board of Supervisors Conference Room

11:00 A.M. REGULAR SESSION

Board of Supervisors Hearing Room (Unless otherwise noted)

Consent Agenda

Call to the Audience

Rezoning

Modification (Substantial Change) of Rezoning Conditions

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 11:00 A.M.

ROLL CALL:

- | | |
|---------------------------------------|-----------------------|
| () #4 Eddie Peabody, Jr., Vice-Chair | () #1 Brad Johns |
| () #4 William Matter | () #3 Lynne Mangold |
| () #2 Armando Membriola | () #3 Peter Gavin |
| () #5 Bob Cook | () #5 Bruce Gungle |
| () #1 Jodi Bain | () #2 Barbara Becker |

2) PLEDGE OF ALLEGIANCE

3) CONSENT AGENDA (UNADVERTISED PUBLIC HEARING)

MONTHLY REPORTS TO THE P/Z COMMISSION

A) APPROVAL OF MAY 29, 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**

REZONINGS:

5) **Co9-15-05 JT RP LLC – EAST EAGLE FEATHER ROAD (EASEMENT) REZONING CONTINUED FROM JANUARY 27, 2016 HEARING**

Request by **JT RP LLC**, represented by **Brent Davis**, 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

- [Public Comment received 7/11/16](#)

6) **P16RZ00001 HUEBNER 50% ET AL. – N. LA CHOLLA BOULEVARD REZONING**

Request of **Huebner 50% et al.**, represented by **The Planning Center**, for a rezoning of approximately 10.3 acres from SR (Suburban Ranch) zone to the CR-5 (Multiple Residence) (Small Lot Option) (7.3 acres) and TR (Transitional) (3 acres) zone, located on the northwest corner of W. Oracle Jaynes Station Road and N. La Cholla Boulevard. The proposed rezoning conforms to the Pima County Comprehensive Plan which designates the property for Medium Intensity Urban. (District 1)

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

- [Site Analysis](#)
- [Biological Report](#)

7) **P16RZ00005 WHISPER CANYON HOLDINGS, LLC – W. HARDY ROAD REZONING**

Request of **Whisper Canyon Holdings, LLC**, represented by **Projects International, Inc.**, for a rezoning of approximately 20 acres from the SR (Suburban Ranch) zone to the CR-5 (Multiple Residence) zone, on property located on the north side of W. Hardy Road, approximately 500 feet east of N. Thornydale Road. The proposed rezoning conforms to the Pima County Comprehensive Plan which designates the property for Medium Low Intensity Urban. (District 1)

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

c) Action

- [Site Analysis](#)
- [Public comment received 7/12/16](#)

MODIFICATION (SUBSTANTIAL CHANGE) OF REZONING CONDITIONS

8) Co9-89-21 LAWYERS TITLE AND TRUST, TR #6486-T – INTERSTATE 19 #2 REZONING

Request of **Borderlands Investments I, LLC**, represented by **Wavelength Management**, for a modification (substantial change) of rezoning conditions #10, which requires adherence to the revised rezoning preliminary development plan approved on April 15, 1997, and #16, which limits uses to a golf course club house, pro shop, restaurant, and six residential lots as approved by the architectural review committee of the Green Valley Coordinating Council, to allow the additional use of a communication tower. The subject site is the non-residential portion of the rezoning that is approximately 4.96 acres zoned CB-2 (General Business) and is located at the southeast corner of the intersection of S. Camino del Sol and S. Desert Jewell Loop. (District 4)

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

- [Aerial photos submitted by the applicant](#)
- [Public Comment received 7/12/16](#)

9) NEW BUSINESS

- A) Board of Supervisors disposition of cases.
- B) Planning and Zoning Commission Officers nomination and election for Chair and Vice-Chair for Fiscal Year 2016-2017.

- a) Discussion/Action

10) ADJOURNMENT