



AGENDA

**PIMA COUNTY
PLANNING AND ZONING COMMISSION
REGULAR MEETING
WEDNESDAY, JULY 29, 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
Call to the Audience
Type III Conditional Use Permit
Rezoning
Code Text Amendment (initiated)
2015 Comprehensive Plan Amendment Program
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:

- | | |
|---|---|
| <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)**

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**

TYPE III CONDITIONAL USE PERMIT FOR PUBLIC HEARING

- 5) **P21-15-015 OAK TREE LAND & CATTLE CO LLC – S. SONOITA HY.** Request of Wavelength Management (for APC Towers), on property located at 25725 S. Sonoita Hy. (Taxcode 401-16-001C), 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

REZONING FOR PUBLIC HEARING

- 6) **Co9-15-02 PRF3, LLC – W. BRIAR ROSE LANE REZONING** Request of **PRF3, LLC**, represented by **MJM Consulting, Inc.**, for a rezoning of approximately 9.79 acres from the SR (Suburban Ranch) zone to the CR-4 (Mixed-Dwelling Type) zone, on property located west of W. Briar Rose Lane, 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. 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
- d) [Site Analysis](#)

Attachments:

- [Additional Material](#)
- [Public Comments received](#)
- [Additional Material from Applicant](#)

CODE TEXT AMENDMENT FOR INITIATION

- 7) **INITIATION OF ZONING CODE TEXT AMENDMENT – MEDICAL MARIJUANA DISPENSARY AND MEDICAL MARIJUANA DISPENSARY OFFSITE CULTIVATION LOCATION.**

Staff requests that the Planning and Zoning Commission authorize and initiate a revision to the Pima County Zoning Code to revise the prohibited locations sections to allow

medical marijuana dispensaries and medical marijuana dispensary offsite cultivation locations in the Gateway and Buffer Overlay zones. Section 18.01.070B1 of the Pima County Zoning Code states the board of supervisors or the planning and zoning commission is responsible for the initiation of code amendments, and may hear requests for the same from private individuals who have submitted evidence that public benefit would result from such amendments.

- a) [Staff Report/Discussion](#)
- b) Action

CODE TEXT AMENDMENT FOR PUBLIC HEARING (INITIATED)

8) **Co8-15-01 MEDICAL MARIJUANA DISPENSARY AND MEDICAL MARIJUANA DISPENSARY OFFSITE CULTIVATION LOCATION.**

Proposal to amend by ordinance the Pima County Zoning Code Title 18, Section 18.45.040 to revise the prohibited locations sections to allow medical marijuana dispensaries and medical marijuana dispensary offsite cultivation locations in the Gateway and Buffer Overlay zones. (All districts)

- c) [Staff Report](#)
- d) Public Hearing
- e) Action

**2015 COMPREHENSIVE PLAN AMENDMENT PROGRAM
(NOT A PUBLIC HEARING)**

9) **Co7-15-01 MAGEE COMO DEVELOPMENT ASSOCIATION, LLC - N. LA CHOLLA BOULEVARD PLAN AMENDMENT**

Request of **Magee Como Development Association, LLC** to amend the Pima County Comprehensive Plan from Medium High Intensity Urban (MHIU) (Medium Intensity Urban (MIU) in the Pima Prospers 2015 Comprehensive Plan Update) to Neighborhood Activity Center (NAC) for approximately 0.88 acres located on the north side of W. Magee Road, west of N. La Cholla Boulevard, in Section 33, Township 12 South, Range 13 East, in the Northwest Subregion (Tortolita Planning Area in the 2015 Comprehensive Plan Update). (District 1)

- a) [Staff Report](#)
- b) Discussion/Action

10) **NEW BUSINESS**

- A) Board of Supervisors disposition of cases.

11) ADJOURNMENT