

A m e n d e d



AGENDA

PIMA COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING WEDNESDAY, MARCH 29, 2017

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

Modification (Substantial Change) of Rezoning Conditions (continued From February 22, 2017 meeting)

Rezoning

Initiation of County infill incentive districts

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:

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

2) PLEDGE OF ALLEGIANCE

3) CONSENT AGENDA (UNADVERTISED PUBLIC HEARING)

MONTHLY REPORTS TO THE P/Z COMMISSION

A) APPROVAL OF [FEBRUARY 22, 2017 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) [PC DSD Annual Activity trends January 2017](#)
- b) [PC New Development Activity January 2017](#)
- c) Action

4) CALL TO THE AUDIENCE

**MODIFICATION (SUBSTANTIAL CHANGE) OF REZONING CONDITIONS (CONTINUED
FROM FEBRUARY 22, 2017 MEETING)**

5) **Co9-76-45 ESTES – INA ROAD REZONING**

Request of **Christopher** and **Carlee Korinek** for a modification (substantial change) of a rezoning condition which requires larger lots on higher elevations which are visible from Magee Road within the northwest portion of the rezoning site. The subject lot is 19,752 square feet and is proposed to be split into two parcels of approximately 8,925 and 10,827 square feet. The lot is zoned CR-3 and is located on the west side of Paul Revere Place, approximately 500 feet north of Liberty Tree Lane and 1,400 feet southwest of the intersection of Magee Road and Cortaro Farms Road. (District 1)

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

- [Supplemental 1](#)

REZONING

6) **P17RZ00001 HAYT TR – S. LA CANADA DRIVE #3 REZONING**

Request of **Lester and Suzanne Hayt Tr** represented by **Green Valley Recreation, Inc.**, for a rezoning of approximately 2.11 acres from the CB-1(Local Business) zone to the CB-2 (General Business) zone, on property addressed as 333 W. Paseo Del Prado located at the southeast corner of S. La Canada Drive and W. Paseo Del Prado. The proposed rezoning conforms to the Pima County Comprehensive Plan which designates the property as Community Activity Center. (District 4)

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

COUNTY INFILL INCENTIVE DISTRICTS

7) **INITIATION OF COUNTY INFILL INCENTIVE DISTRICTS**

Staff requests that the Planning and Zoning Commission authorize and initiate County infill incentive districts per Arizona Revised Statutes §11-254.06. The 2015 Pima County Comprehensive Plan Update, Pima Prospers, includes a Focused Development Investment Areas element that seeks to develop, implement, and adopt effective infill, redevelopment, and revitalization in stressed areas by establishing County Infill Incentive Districts. Infill incentive plans for identified districts will be approved by Board of Supervisors Resolution. Implementation Measure 3.2 (2) (a) of Pima Prospers states the Development Services Department is responsible for identifying strategies for incentivizing infill development.

- a) [Discussion](#)/Action

8) **NEW BUSINESS**

A) Board of Supervisors disposition of cases.

9) **ADJOURNMENT**