



AGENDA

**PIMA COUNTY
PLANNING AND ZONING COMMISSION
REGULAR MEETING
WEDNESDAY, MARCH 30, 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
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 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 Membriila | () #3 Peter Gavin |

2) PLEDGE OF ALLEGIANCE

3) CONSENT AGENDA (UNADVERTISED PUBLIC HEARING)

MONTHLY REPORTS TO THE P/Z COMMISSION

A) APPROVAL OF JANUARY 7, 2016 AND FEBRUARY 24, 2016 CHECKLISTS

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 FOR PUBLIC HEARING:

5) Co9-15-04 LANDMARK TITLE TR 18109 – W. SUNSET ROAD REZONING

Request of **Landmark Title TR 18109**, represented by **The WLB Group**, for a rezoning of approximately 77.9 acres from the SR (Suburban Ranch) zone, SR (BZ) (Suburban Ranch – Buffer Overlay) zone, and SR (PR-2) (Suburban Ranch – Hillside Development Overlay (Level 2 Peaks & Ridges)) zone to the SR-2 (Suburban Ranch Estate) zone, SR-2 (BZ) (Suburban Ranch Estate – Buffer Overlay) zone, and SR-2 (PR-2) (Suburban Ranch Estate – Hillside Development Overlay (Level 2 Peaks & Ridges)) zone, on property located on the south side of W. Sunset Road, approximately 1,300 feet west of N. Camino de Oeste. 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](#)

6) P16RZ00002 TOLANO – W. ILLINOIS STREET REZONING

Request of **Jaime and Sonia Tolano** for a rezoning of approximately 4.06 acres from the SR (Suburban Ranch) zone to the SH (Suburban Homestead) zone, on property located at the northeast corner of Illinois Street and Fred Avenue, approximately 1/3 of a mile northwest of Ajo Highway. The proposed rezoning conforms to the Pima Prospers (Pima County Comprehensive Plan), which designates the property for Low Intensity Urban -3.0 (LIU-3.0). (District 3)

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

MODIFICATION (SUBSTANTIAL CHANGE) OF REZONING CONDITIONS

7) Co9-01-01 PIMA COUNTY – CANOA RANCH REZONING

Request of **Landmark Title TR 18273-T, et al.**, represented by **Frank Thomson & Associates, LLC**, for a modification (substantial change) of the following rezoning conditions:

- #6 which requires Board of Supervisors' written approval for further lot splitting or subdividing. The applicant requests to modify the condition to apply only to residential development.
- #16G which, in part, limits building heights of development east of Interstate 19 to 30 feet and one story, with described and referenced exceptions for hospital and related medical buildings located on the southern portion of Block 36 of the Canoa Ranch Subdivision (Book 54, Page 74). The applicant requests to modify the condition to allow construction of two and three story buildings greater than 30 feet

in height on portions of the site in accordance with Pima County Zoning Code allowances and exceptions.

The subject site is northern portion of Canoa Ranch Block 36 and is approximately 29.09 acres zoned CB-2 located on the east side of S. I-19 Frontage Road, approximately 1,600 feet south of W. Via Rio Fuerte. (District 4)

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

- [Request and Support Information](#)
- [Project Description and Support Information](#)
- [Canoa Historic Architectural Review Committee Recommendation](#)

8) **NEW BUSINESS**

- A) Board of Supervisors disposition of cases.

9) **ADJOURNMENT**