



MEMORANDUM

DEVELOPMENT SERVICES DEPARTMENT - PLANNING DIVISION

TO: Chairman and Members, Pima County Planning and Zoning Commission
FROM: Chris Poirier, Executive Secretary
RE: Pima County Planning and Zoning Commission Hearing of **MAY 25, 2016**
DATE: May 31, 2016

This abstract is subject to editing and amending. Please let us know promptly if you believe there are any omissions or corrections; otherwise, we will proceed on this basis.

Chris Poirier, Executive Secretary

The meeting was called to order at 9:00 a.m. at Pima County Administration Building Board of Supervisors Hearing Room, 130 W. Congress St., 1st Floor, Tucson, AZ

1) **ROLL CALL:**

PRESENT

D5 Jenny Neeley, Chair
D4 Eddie Peabody, Jr., Vice-Chair
D2 Randall R. Holdridge
D2 Armando Membrilla
D1 Jodi Bain
D3 Lynne Mangold
D1 Brad Johns
D3 Peter Gavin

ABSENT

D5 Bob Cook
D4 William Matter

EIGHT MEMBERS PRESENT

ALSO PRESENT

Chris Poirier, Planning Official
Mark Holden, Principal Planner
Janet Emel, Senior Planner
David Petersen, Senior Planner
Tom Drzazgowski, Deputy Chief Zoning Insp.
Lauren Ortega, Public Works Division Mgr.
Celia Turner, Coordinator

Jeanette DeRenne, Principal Planner, DOT
Greg Saxe, Environmental Plan. Mgr., RFCDD
Ann Moynihan, Civil Engineer Manager, RFCDD

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.

ON MOTION, it was

Voted: To **APPROVE** April 27, 2016 checklist and consent agenda as well.

The motion **PASSED** (8 – 0; Commissioners Matter and Cook were absent)

4) **CALL TO THE AUDIENCE**

No one spoke.

MODIFICATION (SUBSTANTIAL CHANGE) OF REZONING CONDITIONS

5) **Co9-63-06 CORONA DE TUCSON NO.5 REZONING**

Request of Tucson Rubberized Coatings, Inc., represented by Sonoran Design Group, Inc., for a **modification (substantial change) of rezoning conditions** to change the use pertaining to the original SR zoning for a golf course to allow residential development. The applicant proposes construction of one residence on each of Lots 202 and 203 of New Tucson Unit No. 4. The lots consist of several fairways and greens of the original golf course use. Lot 202 (portion) is approximately 12.36 acres and Lot 203 is approximately 26.12 acres. The lots are zoned SR (Suburban Ranch). Lot 202 is located at the southeast corner of Tallahassee Drive and Observatory Drive, approximately 500 feet east of S. Houghton Road. Lot 203 is located on the south side of E. Sahuarita Road, between Tallahassee Drive and Charleston Avenue, approximately 1,600 feet east of S. Houghton Road. (District 4)

ON MOTION, it was

Voted: To **recommend APPROVAL** subject to standard and special conditions:

1. Recording of the necessary development related covenants as determined appropriate by the various County agencies.
2. Provision of development related assurances as required by the appropriate agencies.
3. Prior to the preparation of the development related covenants and any required dedication, a title report (current to within 60 days) evidencing ownership of the property shall be submitted to the Development Services Department.
4. There shall be no further lot splitting or subdividing of residential development without the written approval of the Board of Supervisors.
5. Transportation conditions:

- A. The property owner/developer shall dedicate 50 feet of right-of-way for Sahuarita Road.
 - B. Access to parcel 305-28-2030 (Lot 203) shall be from Charleston Street, or Richmond Drive if constructed to the easternmost point of the driveway.
6. Flood Control condition:
Prior to any grading, improvements, or issuance of building permits, the property owner shall submit a site plan to the Pima County Flood Regional Control District for review and approval.
 7. General adherence to the sketch plans as approved at public hearing, except that access to parcel 305-28-2030 (Lot 203) shall be from Charleston Road. Alternative access to either parcel may also be from Richmond Drive subject to Pima County Department of Transportation approval.
 8. Uses on each parcel are restricted to a single detached residence, accessory buildings and uses, home occupations, and the keeping of small animals in accordance with zoning code section 18.25.010.A.4 as may be amended.
 9. Driveways shall be treated with a dust palliative.
 10. All utility lines shall be located underground.
 11. In the event the subject property is annexed, the property owner shall adhere to all applicable rezoning conditions, including, but not limited to, development conditions which require financial contributions to, or construction of infrastructure, including without limitation, transportation, flood control, or sewer facilities.
 12. The property owner shall execute and record the following disclaimer regarding Proposition 207 rights. "Property Owner acknowledges that neither the rezoning of the Property nor the conditions of rezoning give Property Owner any rights, claims or causes of action under the Private Property Rights Protection Act (Arizona Revised Statutes Title 12, chapter 8, article 2.1). To the extent that the rezoning or conditions of rezoning may be construed to give Property Owner any rights or claims under the Private Property Rights Protection Act, Property Owner hereby waives any and all such rights and/or claims pursuant to A.R.S. § 12-1134(l)."

The motion **PASSED** (8 – 0; Commissioners Matter and Cook were absent).

CODE TEXT AMENDMENT CONTINUED FROM APRIL 27, 2016 HEARING

- 6) **Co8-15-03 COMPREHENSIVE PLAN TERMS AND PROCEDURES**
PROPOSAL TO AMEND BY ORDINANCE THE PIMA COUNTY ZONING CODE TITLE 18, CHAPTER 18.89 (COMPREHENSIVE PLAN) TO REVISE CHAPTER 18.89 CONSISTENT WITH THE RECENTLY UPDATED PIMA COUNTY COMPREHENSIVE PLAN BY AMENDING SECTION 18.89.010 (PURPOSE); AMENDING SECTION 18.89.020.A ADDING NEW DEFINITIONS OF "COMPREHENSIVE PLAN AMENDMENT PROGRAM", "ELEMENT", "GOAL" AND "NON-MAJOR PLAN AMENDMENT"; AMENDING EXISTING DEFINITIONS INCLUDING "COMPREHENSIVE PLAN", "LAND USE INTENSITY LEGEND", "MAJOR PLAN AMENDMENT" TO INCREASE THE SITE AREA TO 640 ACRES AND ADD CRITERIA, AND "PLAN POLICY". THE PROPOSAL WILL AMEND SECTIONS 18.89.030 (PLAN COMPONENTS) AND 18.89.031 (PLAN

ELEMENTS) TO REPEAL THE REQUIREMENT OF PERMITTED ZONING DISTRICTS IN ALL LAND USE INTENSITY LEGEND CATEGORIES, TO ADD PLAN GOALS AS A REQUIRED COMPONENT, AND TO ADD "HEALTH" AND "ECONOMIC DEVELOPMENT" PLAN ELEMENTS AS POTENTIAL PLAN COMPONENTS. THE PROPOSAL WILL AMEND SECTION 18.89.040 TO CREATE A SECOND WINDOW DURING THE CALENDAR YEAR TO ACCEPT NON-MAJOR COMPREHENSIVE PLAN AMENDMENT REQUESTS, AND AMEND PROCEDURES, APPLICATION PROCESS, AND THE REQUIREMENT FOR A PLANNING AND ZONING COMMISSION STUDY SESSION. THE PROPOSAL WILL AMEND SECTION 18.89.041 (OTHER PLAN AMENDMENT PROCEDURES) TO ADD A NEW CRITERION FOR BOARD-INITIATED AMENDMENT REQUESTS FOR IMMEDIATE REVIEW WHICH IS "...WAITING FOR THE NORMAL AMENDMENT PERIODS WOULD DENY SUBSTANTIAL AND SIGNIFICANT BENEFITS TO THE GREATER COMMUNITY IN TERMS OF MAJOR REGIONAL ECONOMIC DEVELOPMENT OPPORTUNITIES"; ADD NEW CRITERIA FOR A TYPE 1 MINOR REVISION TO THE COMPREHENSIVE PLAN WHICH ARE A "NON-SUBSTANTIVE STAFF ERROR" AND A MAP LABELING SCRIVENER'S ERROR; INCREASE THE MAXIMUM SITE AREA ELIGIBLE FOR A TYPE 2 MINOR REVISION REQUEST FROM 10 ACRES TO 80 ACRES; ADD A NEW CRITERION FOR A TYPE 2 MINOR REVISION WHICH IS "THE PLAN TEXT DOES NOT REFLECT A PROCESS OR POLICY PREVIOUSLY APPROVED BY THE BOARD"; AND AMEND SECTION 18.89.050 (COMPREHENSIVE PLAN UPDATE PROGRAM) TO INCORPORATE THE BOARD-ADOPTED "PUBLIC PARTICIPATION PLAN" INTO THE PROCESS OF UPDATING THE COMPREHENSIVE PLAN. (ALL DISTRICTS)

ON MOTION, it was

Voted: To **recommend APPROVAL** as presented by staff.

The motion **PASSED** (8 – 0; Commissioners Matter and Cook were absent).

2016 COMPREHENSIVE PLAN AMENDMENT STUDY SESSION
(NOT A PUBLIC HEARING)

- 7) **P16CA00001 WONG FAMILY LP - N. THORNYDALE ROAD PLAN AMENDMENT**
Request of **Wong Family LP**, represented by **MJM Consulting, Inc.**, to amend the Pima County Comprehensive Plan from Low Intensity Urban 0.3 (LIU 0.3) to Medium Low Intensity Urban (MLIU) and Neighborhood Activity Center (NAC) for approximately 18.30 acres located at the southeast corner of N. Thornydale Road and W. Overton Road, in Section 20, Township 12 South, Range 13 East, in the Tortolita Planning Area. (District 1)
- 8) **P16CA00002 WONG FAMILY LP - W. SUMTER DRIVE PLAN AMENDMENT**
Request of **Wong Family LP**, represented by **MJM Consulting, Inc.**, to amend the Pima County Comprehensive Plan from Low Intensity Urban 0.3 (LIU 0.3) to Medium Intensity Urban (MIU) for approximately 76.74 acres located on the south side of W. Sumter Drive, between N. Thornydale Road and N. Shannon Road, in Section 17, Township 12 South, Range 13 East, in the Tortolita Planning Area. (District 1)
- 9) **P16CA00003 PALOMINO RANCH AT THE BEND LLC - E. RIVER ROAD PLAN AMENDMENT**
Request of **Palomino Ranch at the Bend LLC**, represented by **WLB Group, Inc.**, to amend the Pima County Comprehensive Plan from Resource Sensitive (RS) to Low

Intensity Urban 3.0 (LIU 3.0) for approximately 20.53 acres located at the northwest corner of E. River Road and N. Sutton Lane, in Section 28, Township 13 South, Range 14 East, in the Catalina Foothills Planning Area. (District 1)

ON MOTION, it was

Voted: To **APPROVE** the scheduling of Items #7 through #9 to be heard on August 31, 2016 in front of the Planning and Zoning Commission and on October 18, 2016 in front of the Board of Supervisors.

The motion **PASSED** (8 – 0; Commissioner Holdridge abstained (abstention counts as **YES** vote) Commissioner Neeley was absent).

10) NEW BUSINESS

A) Board of Supervisors disposition of cases.

Tom Drzazgowski; Deputy Chief Zoning Insp., gave dispositions of cases.

B) Chairman's appointment of nominating Committee for Planning and Zoning Commission Officers.

Commissioner Neeley, Chair, nominated Committee members as follows: Commissioners Bain, Membrila and Johns.

11) ADJOURNMENT

Meeting was adjourned at 9:39 a.m. on motion by Commissioner Neeley.