



AGENDA

**PIMA COUNTY
PLANNING AND ZONING COMMISSION
REGULAR MEETING
WEDNESDAY, MAY 25, 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
Modification (Substantial Change) of Rezoning Conditions
Code Text Amendment
2016 Comprehensive Plan Amendment Study Session
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 Membrila | () #3 Peter Gavin |

2) PLEDGE OF ALLEGIANCE

3) CONSENT AGENDA (UNADVERTISED PUBLIC HEARING)

MONTHLY REPORTS TO THE P/Z COMMISSION

A) [APPROVAL OF APRIL 27, 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

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)

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

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)

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

- [Letter received on 5/23/16](#)
- [Letter received on 5/24/16](#)

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

10) **NEW BUSINESS**

- A) Board of Supervisors disposition of cases.
- B) Chairman's appointment of nominating Committee for Planning and Zoning Commission Officers.
 - a) Discussion/Action

11) **ADJOURNMENT**