



AGENDA

**PIMA COUNTY
PLANNING AND ZONING COMMISSION
REGULAR MEETING
WEDNESDAY, NOVEMBER 25, 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
Rezoning
Code Text Amendment
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 OCTOBER 28, 2015 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

REZONINGS FOR PUBLIC HEARING

5) **P15RZ00001 LAWRENCE C. LUENG, INC – N. THORNYDALE ROAD REZONING**

Request of **Lawrence C. Lueng, Inc** represented by **Projects International, Inc** for a rezoning of approximately 18.01 acres from the SR (Suburban Ranch) zone to the CR-4 (Mixed Dwelling Type) (5 acres) and CR-5 (Multiple Residence)(13.01 acres) zone, on property located at the southeast corner of N. Thornydale Road and W. Linda Vista Boulevard. The proposed rezoning conforms to the Pima County Comprehensive Plan which designates the property for Neighborhood Activity Center (5 acres) and Medium Intensity Urban (13.01 acres). (District 1)

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

- [Site Analysis](#)

6) **P15RZ00003 HARDY-THORNYDALE 1 ASSOCIATES, ET AL. – W. HARDY ROAD REZONING**

Request of **Hardy-Thornydale 1 Associates, Et Al.**, represented by **Projects International, Inc**, for a rezoning of approximately 30 acres from the SR (Suburban Ranch) zone to the CR-5 (Multiple Residence) zone, on property located on the south side of W. Hardy Road, approximately 1,300 feet east of N. Thornydale Road. 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

- [Site Analysis](#)
- [Additional Material](#)

7) **P15RZ00004 MANDARIN ASSOCIATES – N. THORNYDALE ROAD REZONING**

Request of **Mandarin Associates**, represented by **Projects International, Inc.**, for a rezoning of approximately 17.77 acres from the SR (Suburban Ranch) zone to the CR-5 (Multiple Residence) zone, on property located at the northwest corner of N. Thornydale Road and W. Magee Road. 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

- [Site Analysis](#)

8) **P15RZ00005 PACIFIC INTERNATIONAL PROPERTIES, LLP – NORTH THORNYDALE ROAD REZONING**

Request of **Pacific International Properties, LLP**, represented by **Jim Portner, Projects International, Inc.**, for a rezoning of approximately 8.19 acres from the SR (Suburban Ranch) zone to the CB-1 (Local Business) zone, and approximately 46.7 acres from the SR (Suburban Ranch) to the SR (R) (Suburban Ranch - Restricted) zone, on property located at the northwest corner of the intersection of N. Thornydale Road and W. Cortaro Farms Road. The proposed rezoning conforms to the Pima County Comprehensive Plan which designates the property for Neighborhood Activity Center. (District 1)

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

- [Site Analysis](#)

9) **P15RZ00009 MAGEE COMO DEVELOPMENT ASSOC, LLC – N. LA CHOLLA BOULEVARD REZONING**

Request of **Magee Como Development Assoc, LLC**, represented by **Craig Courtney**, for a rezoning of approximately 0.88 acres at 7791 N. La Cholla Boulevard from the TR (Transitional) zone to the CB-2 (General Business) zone for office, restaurant, and retail uses. The property is Lot 4 of Magee Center (Book 56 and Page 94) located approximately 150 feet north of W. Magee Road and 600 feet west of N. La Cholla Boulevard. The proposed rezoning conforms to the Pima County Comprehensive Plan which designates the property for Neighborhood Activity Center. (District 1)

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

- [Additional Material](#)

CODE TEXT AMENDMENT FOR CONTINUED PUBLIC HEARING

10) **Co8-15-04 MAJOR STREETS AND ROUTES SETBACK DELETION**

Proposal to amend Pima County Zoning Code Title 18, Chapter 18.77 Roadway Frontage Standards to delete the requirement for an additional thirty foot (30') setback for Major Streets and Scenic Routes as designated on the Major Streets and Scenic Routes Plan (Co14-14-02). This proposed text amendment implements Goal 1, Policy 6 of the Pima County Comprehensive Plan (Pima Prospers) Transportation Element. (All districts)

- a) [Staff Report](#)

- b) Public Hearing
- c) Action

11) **NEW BUSINESS**

- A) Board of Supervisors disposition of cases.

12) **ADJOURNMENT**