



AGENDA

**PIMA COUNTY
PLANNING AND ZONING COMMISSION
REGULAR MEETING
WEDNESDAY, SEPTEMBER 24, 2014**

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

Consent Agenda
Comprehensive Plan Amendments
Unadvertised Zoning Plan Waiver of Platting Requirements
Study Session – Comprehensive Plan
New Business
Call to the Audience
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:

- | | |
|---|---|
| <input type="checkbox"/> Jenny Neeley, Chair | <input type="checkbox"/> Armando Membrila |
| <input type="checkbox"/> Eddie Peabody, Jr., Vice-Chair | <input type="checkbox"/> Bob Cook |
| <input type="checkbox"/> Bonnie Poulos | <input type="checkbox"/> Jodi Bain |
| <input type="checkbox"/> William Matter | <input type="checkbox"/> Brad Johns |
| <input type="checkbox"/> Randall R. Holdridge | <input type="checkbox"/> Lynne Mangold |

2) PLEDGE OF ALLEGIANCE

3) CONSENT AGENDA (UNADVERTISED PUBLIC HEARING)

A) B-123 APPROVAL OF AUGUST 27, 2014 CHECKLIST

B) B-218 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

COMPREHENSIVE PLAN AMENDMENT AND REZONING (CONTINUED FROM AUGUST 27, 2014 HEARING) FOR PUBLIC HEARING

4) **Co7-14-07 Co9-14-08 PRD INVESTMENTS, LLC – N. HOUGHTON ROAD CONCURRENT COMPREHENSIVE PLAN AMENDMENT AND REZONING**

Request of PRD Investments, LLC, represented by The WLB Group, Inc., for a concurrent plan amendment and rezoning to amend the Pima County Comprehensive Plan from Resource Transition (RT) to Low Intensity Urban 1.2 (LIU 1.2) and to rezone from SR (BZ)(Suburban Ranch) (Buffer Overlay) to CR-1 (BZ) (Single Residence) (Buffer Overlay) zone on approximately 0.92 acres. The property is located approximately three-fourths of a mile north of Snyder Road at the end of North Houghton Road in Section 14, Township 13 South, Range 15 East, in the Catalina Foothills Subregion. (District 1)

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

NEW COMPREHENSIVE PLAN AMENDMENTS FOR PUBLIC HEARING

5) **Co7-14-04 GAROLD C. BROWN FAMILY LTD. PARTNERSHIP – S. HOUGHTON ROAD PLAN AMENDMENT**

Request of **Garold C. Brown Family Ltd. Partnership**, represented by **Projects International, Inc.**, to amend the Pima County Comprehensive Plan from Low Intensity Urban 1.2 (LIU 1.2) to Medium Intensity Urban (MIU) and Neighborhood Activity Center (NAC) for approximately 12.27 acres located on the east side of S. Houghton Road, approximately 1,700 feet south of the intersection of S. Houghton Road and E. Golf Links Road, in Section 25, Township 14 South, Range 15 East, in the Rincon Southeast / Santa Rita Subregion. (District 4)

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

6) **Co7-14-06 ESTATE OF EMILY STOWELL STRATTON - W. ANKLAM ROAD PLAN AMENDMENT**

Request of **David Stowell, Executor**, represented by **Gloria Stowell Hastie Stueland**, to amend the Pima County Comprehensive Plan from Resource Transition (RT) to Low Intensity Urban 1.2 (LIU 1.2) on Pima County Tax Code Parcel # 116-08-007D. This parcel consists of 1.0 acre located approximately three-quarters of a mile southeast of W. Speedway Boulevard and W. Anklam Road intersection and approximately 750 feet south of W. Anklam Road, in Section 7, Township 14 South, Range 13 East, in the Tucson Mountains/Avra Valley Subregion. The Parcel has no assigned address. (District 5)

Attachments:

- [Additional Material](#)

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

UNADVERTISED ZONING PLAN WAIVER OF PLATTING REQUIREMENTS FOR PUBLIC HEARING

7) **Co9-14-10 ARTHUR NAIMAN LIVING TRUST – N ROCK CANYON ROAD EASEMENT REZONING (CATALINA FOOTHILLS ZONING PLAN WAIVER OF PLATTING REQUIREMENTS)**

Request of Arthur Naiman Living Trust for a waiver of the platting requirements of the Catalina Foothills Zoning Plan. The applicant requests the waiver on approximately 3.40 acres from the SR Suburban Ranch Zone to the CR-1 Single Residence Zone on property located approximately three-quarters of a mile southwest of N. Kolb Road and E. Sunrise Drive. The proposed waiver substantially conforms to the Catalina Foothills Zoning Plan (Co13-59-04). (District 1)

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

STUDY SESSION – COMPREHENSIVE PLAN

8) **Co7-13-10 PIMA COUNTY COMPREHENSIVE PLAN UPDATE**

Staff will provide a formal status report on the draft of Pima Prospers and upcoming schedule for the plan. (All Districts)

- a) Presentation
- b) Discussion

9) **NEW BUSINESS**

A) Board of Supervisors disposition of cases.

10) **CALL TO THE AUDIENCE**

11) **ADJOURNMENT**