



AGENDA

**PIMA COUNTY
PLANNING AND ZONING COMMISSION
REGULAR MEETING
WEDNESDAY, SEPTEMBER 28, 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 Changes and Non-Substantial Changes) of Specific Plan
Rezoning

Initiation of Zoning 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:

- | | |
|----------------------------------|-----------------------|
| () #4 Eddie Peabody, Jr., Chair | () #1 Jodi Bain |
| () #1 Brad Johns, Vice-Chair | () #3 Peter Gavin |
| () #4 William Matter | () #2 Barbara Becker |
| () #2 Armando Membriola | () #5 Bob Cook |
| () #3 Lynne Mangold | () #5 Bruce Gungle |

2) **PLEDGE OF ALLEGIANCE**

3) **CONSENT AGENDA (UNADVERTISED PUBLIC HEARING)**

MONTHLY REPORTS TO THE P/Z COMMISSION

A) APPROVAL OF AUGUST 31, 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 CHANGES AND NON-SUBSTANTIAL CHANGES) OF
SPECIFIC PLAN**

5) **Co23-08-02 POMEGRANATE FARMS TUCSON LLC SPECIFIC PLAN**

Request of **Pomegranate Farms Tucson LLC** and **Pomegranate Farms Commercial Tucson LLC**, represented by **LVA Urban Design Studio LLC** and **Psomas**, for a Modification (Substantial Changes and Non-substantial Changes) of Pomegranate Farms Specific Plan to: 1) amend rezoning conditions #19, #23, and #24 of Ordinance 2009-41; 2) amend certain primary features of the Specific Plan; and, 3) amend certain design standards of the Specific Plan.

The requested Modification would:

1. Revise specific plan condition #19 which states, "Adherence to the amended specific plan document as approved at the Board of Supervisor's public hearing." Amend the specific plan's:
 - a. Land use designations, including permitted uses;
 - b. Land use designation development standards (called "performance criteria");
 - c. Land use configuration and acreages;
 - d. Road configuration;
 - e. Minimum and maximum numbers of dwelling units and residential densities (the changes would be a reduction of the minimum and maximum numbers); and,
 - f. Conceptual development illustrations and the color palette (delete entirely).
2. Waive specific plan condition #23 which states, "Any proposal or action which would result in a significant deviation from the objective of providing or reserving the necessary acreage for commercial services within $\frac{1}{4}$ - $\frac{1}{2}$ mile of all residential development (as stated in the specific plan) or the general dispersal of commercial services to serve the residential development of the specific plan, would be considered a "Substantial Modification" of the specific plan requiring public hearings before the Planning and Zoning Commission and the Board of Supervisors per Section 18.90.080." This concept is also reflected as a Design Standard. The modification request will amend the specific plan to replace the requirement to provide commercial services within walking distance of all residences with providing residential and commercial uses within the overall 645-acre development site.
3. Waive or revise specific plan condition #24 which states, "Owner/Developer shall reach an agreement with Tucson Unified School District (TUSD) or another public school provider regarding the provision of a school location within the development as shown and described in the specific Plan. TUSD and Owner/Developer have begun negotiations. If the agreement is with TUSD, the agreement will be in substantial conformance with the Letter of Intent dated February 13, 2009 between Owner/Developer and TUSD or otherwise mutually acceptable to TUSD and Owner/Developer.". The applicant would work with TUSD on a revised agreement.
4. Revise or waive certain primary features of the Specific Plan which are:
 - a. Revising the required 50 acres of "floating" Community Activity Center "located throughout the project.." to commercial development located in the northwest portion of the development site;
 - b. Waiving the requirement to promote compact development created through high-density, vertical residential development which also includes waiving Design and

Development Standards related to the concept of compact development.

5. Revise, replace, or waive certain types of Design Standards (reference Section III-8 of the specific plan) including:
 - a. Revising, replacing, or waiving certain measurable sustainability standards;
 - b. Replacing a two-tiered system of design standards with one set of design standards; and,
 - c. Waiving a design standard which addresses collecting funds for community programs, maintenance, facilities, and to subsidize certain housing.

The subject site is approximately 645 acres zoned SP (Pomegranate Farms Specific Plan) and is located south of Ajo Highway, approximately 2,000 feet east of the intersection of W. Valencia Road and Ajo Highway in Section 18, T15S, R12E. (District 3)

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

- [Modified Specific Plan](#)
- [Supplemental information 1](#)

REZONINGS:

6) **P16RZ00007 ANDRADA WILMOT 180, LLC – S. WILMOT ROAD REZONING**

Request of **Andrada Wilmot 180, LLC**, represented by **Engineering & Environmental Consultants**, for a rezoning of approximately 359 acres (Parcel Codes 305-23-018C, 305-23-0260, 305-23-027B and a portion of parcel code 305-23-018A) from the RH (Rural Homestead) zone to the CR-5 (Multiple Residence-Small Lot Option) zone, on property located on the east side of S. Wilmot Road, approximately 754 feet south of E. Andrada Road. The proposed rezoning conforms to the Pima County Comprehensive Plan which designates the property as Low Intensity Urban 3.0. (District 4)

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

- [Site Analysis](#)

7) **P16RZ00009 KING CONE, LLC – N. ORACLE ROAD REZONING**

Request of **King Cone, LLC**, represented by **Urban Engineering**, for a rezoning of three parcels containing approximately 3.54 acres from the SH (GZ1) (Suburban Homestead-Gateway Overlay) zone to the CB-2 (GZ1) (General Business-Gateway Overlay) zone, on property addressed as 15605, 15621, and 15625 N. Oracle Road located approximately 260 feet west of N. Oracle Road and approximately 300 feet south of the intersection of N. Oracle Road and N. Lupine Place. The proposed rezoning conforms to the Pima County Comprehensive Plan which designates the property as Multifunctional Corridor.

(District 1)

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

- [Site Analysis](#)

8) **P16RZ00010 6500 WESTOVER AV LLC - S. WESTOVER AVENUE REZONING**

Request of **6500 Westover Av LLC**, represented by **The WLB Group Inc.**, for a rezoning of approximately .91 acres from GR-1 (Rural Residential) zone to the CB-1 (Local Business) zone, located on the southwest corner of W. Valencia Road and S. Westover Avenue. The proposed rezoning conforms to the Pima County Comprehensive Plan which designates the property Multifunctional Corridor. (District 5)

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

- [Supplemental information 1](#)

ZONING CODE TEXT AMENDMENT:

9) **INITIATION OF ZONING CODE TEXT AMENDMENT – SITE ANALYSIS REQUIREMENTS**

INITIATION OF ZONING CODE TEXT AMENDMENT TO: 1) UPDATE, REORGANIZE, AND SIMPLIFY THE SITE ANALYSIS APPLICATION INSTRUCTIONS AND REQUIREMENTS; 2) ADD AND DELETE SOME SITE ANALYSIS APPLICATION INSTRUCTIONS AND REQUIREMENTS; 3) ALLOCATE SOME OF THE PREVIOUS SITE ANALYSIS REQUIREMENTS TO STAFF TO PROVIDE; 4) UPDATE AND CLARIFY THE STEP OF “DETERMINING A SITE ANALYSIS TO BE COMPLETE”; AND, 5) STREAMLINE THE SITE ANALYSIS APPLICATION SUBMITTAL PROCESS.

- a) Discussion/Action

10) **NEW BUSINESS**

A) Board of Supervisors disposition of cases.

11) **ADJOURNMENT**