



AGENDA

**PIMA COUNTY
PLANNING AND ZONING COMMISSION
REGULAR MEETING
WEDNESDAY, AUGUST 26, 2009**

AT OR AFTER 9:00 A.M.

Public Works Building, 201 North Stone Avenue
Tucson, Arizona
Basement - Meeting Rooms "C" and "D"

SCHEDULE

8:30 A.M. BRIEFING SESSION

Conference Room 'D'

9:00 A.M. REGULAR SESSION

Conference Room 'C'

Consent Agenda
Rezoning for Continued Public Hearing
Zoning Code Text Amendment for Continued Public Hearing
Rezoning for Public Hearing
Modification (Substantial Change) of Rezoning Conditions
Zoning Code Text Amendment
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"/> Bonnie Poulos, Chair | <input type="checkbox"/> Armando Membrila |
| <input type="checkbox"/> Howard L. Richey, Vice-Chair | <input type="checkbox"/> Randall R. Holdridge |
| <input type="checkbox"/> Bob Cook | <input type="checkbox"/> Mary Jo Smith |
| <input type="checkbox"/> Bruce Gungle | <input type="checkbox"/> Thomas Spendiarian |
| <input type="checkbox"/> William Matter | <input type="checkbox"/> Christine Creasy-Klein |

2) PLEDGE OF ALLEGIANCE

3) CONSENT AGENDA (UNADVERTISED PUBLIC HEARING)

A) B-123 APPROVAL OF JULY 2009 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

REZONING FOR CONTINUED PUBLIC HEARING

4) Co9-08-21 HOT RODS INVESTMENTS, LLC – OLD VAIL ROAD REZONING

Request of Hot Rods Investments, LLC, represented by Rick Engineering, for a rezoning of **19.03 acres** from **GR-1 (Rural Residential) (AE) (Airport Environs and Facilities)** to **CB-2 (General Business) (AE) (Airport Environs and Facilities)**, on property located on the south side of Old Vail Road, approximately 1,200 feet south of the intersection of Old Vail and Houghton Roads. The proposed rezoning conforms to the Pima County Comprehensive Plan Co7-00-20. (District 4)

- a) Staff Report
- b) Applicant Presentation/Public Hearing
- c) Action

ZONING CODE TEXT AMENDMENT FOR CONTINUED PUBLIC HEARING

5) Co8-08-02 SAFE ROUTES

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA; RELATING TO ZONING; AMENDING THE PIMA COUNTY ZONING CODE TITLE 18 BY AMENDING SECTION 18.03.020 (DEFINITIONS) TO ADD A DEFINITION OF SAFE ROUTES AND AMENDING SECTIONS 18.09.020 (GENERAL REQUIREMENTS AND EXCEPTIONS), SECTION 18.69.040 (GENERAL PERFORMANCE AND DESIGN STANDARDS),; SECTION 18.69.090 (RESIDENTIAL RECREATION AREAS),; SECTION 18.73.040 (SCREENING AND BUFFERYARD REQUIREMENTS) TO REMOVE BARRIERS TO, ENCOURAGE CREATION OF AND PROVIDE GUIDELINES FOR SAFE ROUTES. (ALL DISTRICTS)

REZONING FOR PUBLIC HEARING

6) Co9-09-04 GOEKE – NOYES STREET EASEMENT REZONING

Request of Jon and Karen Goeke for a rezoning of approximately **5.01 acres** from **RH (Rural Homestead)** to **GR-1 (Rural Residential)**, on property located on the south side of Noyes Street Easement, approximately ¾-miles east of Wilmot Road. The proposed rezoning conforms to the Pima County Comprehensive Plan Co7-00-20. (District 4)

- a) Staff Report
- b) Applicant Presentation/Public Hearing
- c) Action

MODIFICATION (SUBSTANTIAL CHANGE) OF REZONING CONDITIONS

7) Co9-92-07 HARDY-THORNYDALE ASSOCIATES – THORNYDALE ROAD REZONING

Request of Pacific Income Properties, LLC for a **modification (substantial change)** of rezoning condition #12 of Ordinance #1992-112 which states, "Uses shall be restricted to TR uses except apartments." The applicant requests to allow **CB-1 (Local Business)** uses except for the following list of uses normally allowed in the CB-1 Zone; Auto

mechanical repair; Auto parking lot; Automobile lubrication and oil change operation; Automobile tires, batteries, and accessories installation in conjunction with a department store; Billiard or poolhall; Feed store; Fix-it shop, small appliances; Frozen food locker; Garage for public storage; Gasoline service station; Hotel; Laundromat; Mechanical and electronic games arcade; Pet grooming; Pet shop, Religious rescue mission or temporary revival; Station, Bus or stage; Taxicab stand; Theater; Tire store; Trailer rental; Upholstery shop and supplies; Water, telephone or electrical receiving or distribution station; Wholesale of oil; and Trailer, manufactured or mobile home for caretaker. The subject site is 4.87 acres zoned **CB-1** and is located at the southeast corner of the intersection of Thornydale Road and Hardy Road. Reference case: P1200-014. (District 1)

ZONING CODE TEXT AMENDMENT FOR PUBLIC HEARING

8) **Co8-09-04 COMMUNICATION TOWERS CODE TEXT AMENDMENT**

AN ORDINANCE OF THE PIMA COUNTY BOARD OF SUPERVISORS RELATING TO ZONING; AMENDING THE PIMA COUNTY ZONING CODE BY AMENDING TITLE 18, CHAPTER 18.03 (GENERAL DEFINITIONS) TO AMEND THE DEFINITIONS OF COMMUNICATION TOWER AND COMMUNICATION TOWER EQUIPMENT VAULT AND ADD DEFINITIONS FOR COMMUNICATION TOWER EQUIPMENT, COMMUNITY CHARACTER AND VISUALLY SENSITIVE AREA; AND TO AMEND CHAPTER 18.07 (GENERAL REGULATIONS AND EXCEPTIONS) TO REVISE THE PURPOSES, APPLICABILITY, DEVELOPMENT STANDARDS AND PROCEDURES FOR COMMUNICATION TOWERS AND APPURTENANCES LOCATED WITHIN PUBLIC RIGHTS-OF-WAY AND ON PRIVATE PROPERTY.
(ALL DISTRICTS)

9) **NEW BUSINESS**

- A) Update on the Joint City/County Water Study and Policy Committee.
- B) Board of Supervisors disposition of cases and State Legislation.

10) **CALL TO THE AUDIENCE**

11) **ADJOURNMENT**