



# **AGENDA**

**PIMA COUNTY  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
WEDNESDAY, JANUARY 28, 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  
Study Session on Safe Routes to School  
Rezoning for Continued Public Hearing  
Comprehensive Plan Amendments for Continued Public Hearing  
Rezoning for Public Hearing  
Modification (Substantial Change) of Rezoning Conditions for Public Hearing  
New Specific Plan Amendment for Public Hearing  
New Business  
Call to the Audience

**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.

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**REGULAR HEARING AGENDA**

**1) CALL TO ORDER 9:00 A.M.**

**ROLL CALL:**

- |     |                           |     |                    |
|-----|---------------------------|-----|--------------------|
| ( ) | Bruce Gungle, Chairman    | ( ) | William Matter     |
| ( ) | Bonnie Poulos, Vice-Chair | ( ) | Armando Membrila   |
| ( ) | Bob Cook                  | ( ) | Howard L. Richey   |
| ( ) | John P. Hewitt            | ( ) | Mary Jo Smith      |
| ( ) | Randall R. Holdridge      | ( ) | Thomas Spendiarian |

**2) PLEDGE OF ALLEGIANCE**

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

**A) B-123 APPROVAL OF NOVEMBER 2008 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

**4) STUDY SESSION ON SAFE ROUTES TO SCHOOL**

- a) Discussion

**CONTINUED REZONINGS FOR PUBLIC HEARING**

5) **Co9-08-12 FIDELITY NATIONAL TITLE TR 10756 – OLD VAIL ROAD REZONING**

Request of Fidelity National Title Trust 10756, represented by Rick Engineering, for a **rezoning** of approximately **21.30 acres** from **RH (Rural Homestead)** to **CI-1 (Light Industrial/Warehousing)**, on property located on the north and south sides of Old Vail Road, approximately 2,500 feet northwest of Colossal Cave Rd, between two Union Pacific railroad tracks. The proposed rezoning conforms to the Pima County Comprehensive Plan. (District 4)

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

6) **Co9-08-14 BENSON ESTATES LLC – BENSON HIGHWAY #2 REZONING**

Request of Benson Estates LLC, represented by WLB Group, Inc., for a **rezoning** of approximately 2.7 acres from **CR-3 (Single Residence)** to **CB-2 (General Business)**, on property located on the south side of Benson Highway, approximately 1,200 feet north of Valencia Road. The proposed rezoning conforms to the Pima County Comprehensive Plan Co7-00-20. (District 2).

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

**CONTINUED COMPREHENSIVE PLAN AMENDMENT FOR PUBLIC HEARING**

7) **Co7-08-04 AVRA VALLEY ROAD DEVELOPMENT 120, LLC – W. AVRA VALLEY ROAD PLAN AMENDMENT**

Request of the Avra Valley Road Development 120, LLC, represented by Coe & Van Loo Consultants, LLC, to amend the Pima County Comprehensive Plan from **Resource Transition (RT)** to **Low Intensity Urban 3.0 (LIU 3.0)** for approximately **120 acres** located at the northwest corner of the intersection of W. Avra Valley Road and the N. Garvey Road easement alignment, approximately 3,000 feet east of N. Trico Road, in Section 11, Township 12 South, Range 10 East, in the Tucson Mountains/Avra Valley Subregion. (District 3).

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

8) **Co7-08-11 JIAHORNG LIN AND CHIHUA WU REVOCABLE TRUST, ET AL. - W. RIVER ROAD PLAN AMENDMENT**

Request of Jiahornng Lin and Chihua Wu Revocable Trust, Jiahornng Lin and Chihua Wu Revocable Trust 33% and Suzanne Joe Kai 67%, Piotrowski Family Trust, and Suzanne Joe Kai 50% and Jiahornng Lin and Chihua Wu Revocable Trust 50%, represented by The WLB Group,

Inc., to amend the Pima County Comprehensive Plan from **Medium/High Intensity Urban (MHIU)** to **Community Activity Center (CAC)** for approximately **5.5 acres** located on the north side of W. River Road, approximately 350 feet east of Oracle Road, in Section 13, Township 13 South, Range 13 East, in the Catalina Foothills Subregion. (District 1).

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

#### **NEW REZONINGS FOR PUBLIC HEARING**

9) **Co9-07-31WEISBROD TRUST—IRVINGTON ROAD REZONING**

Request of the Maynard and Martha Weisbrod Trust, for a **rezoning** of approximately 2.25 acres from **SR (Suburban Ranch)** to approximately 2.25 acres of SR-2 (Suburban Ranch Estate) and approximately 2.25 acres of **SR (Suburban Ranch) (BZ) (Buffer Overlay Zone)** to approximately 2.25 acres of SR-2 (**Suburban Ranch Estate) (BZ) (Buffer Overlay Zone)**, on property located on the northeast corner of Irvington Road and Soledad Avenue easement, approximately 1¼ miles east of Kinney Road. The proposed rezoning conforms to the Pima County Comprehensive Plan (Co7-00-20). (District 5)

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

10) **Co9-08-18 HUIZAR – LOS REALES ROAD REZONING**

Request of Jose Huizar, represented by Norris Design, for a **rezoning** of approximately 4.50 acres from **CR-3 (Single Residence)** to **CI-2 (General Industrial)**, on property located on the north side of East Los Reales Road, approximately 660 feet east of South Swan Road. The proposed rezoning conforms to the Pima County Comprehensive Plan Co7-00-20. (District 2)

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

11) **Co9-08-19 SIERRA BRAVO PROPERTIES LLC—LA CHOLLA BOULEVARD REZONING**

Request of Sierra Bravo Properties LLC, represented by Stantec Consulting Inc., for a **rezoning** of two parcels totaling approximately 0.85 acres from **TR (Transitional)** to **CB-1 (Local Business)** located within Casas Commerce Center. One 0.24-acre parcel, internal to the center, is approximately 255 feet south of Ina Road and 270 feet west of La Cholla Boulevard and the other 0.61-acre is approximately 430 feet south of Ina Road and immediately adjacent to La Cholla Boulevard. The proposed rezoning conforms to the Pima County Comprehensive Plan (Co7-00-20). (District 1)

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

**MODIFICATION (SUBSTANTIAL CHANGE) OF REZONING CONDITIONS FOR PUBLIC HEARING**

**12) Co9-01-45 CASAS ADOBES BAPTIST CHURCH – LA CHOLLA BOULEVARD REZONING #3**

Request of Sierra Bravo Properties LLC represented by Stantec Consulting Inc., for a **modification (substantial change) of the following rezoning conditions for the southern portion of Casas Commerce Center: #6** pertaining to no further lot splitting without the Board of Supervisors approval; **#11** requiring adherence to the preliminary development plan as approved by the Pima County Board of Supervisors; **#14** pertaining to the number and location of buildings; **#21** pertaining to the height of the existing buildings; **#25** pertaining to the play area of the Daisy Charter School; **#32** to change the zoning district reference in the condition; **#36** to include community meeting facility use; **#37** to add coffee shop as a permitted use; **#38** for the southeasternmost building to change the building use and to change the zoning district reference in the condition; and **#39** to delete the review requirement by the Design Review Committee. The subject property is approximately 6.9 acres, is zoned TR, and is located on the west side of La Cholla Boulevard, approximately 380 feet south of Ina Road. (District 1)

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

**13) Co9-03-32 LEE, ET AL – ORANGE GROVE ROAD REZONING**

Request of Lee Family Revocable Trust, represented by Carolyn Laurie of Tierra Planning Services, for a **modification (substantial change) of rezoning conditions** for a rezoning of approximately 9.55 acres from SR (Suburban Ranch) to TR (Transitional) for approximately 5.11 acres and to SR ® (Suburban Ranch) (Restricted) for approximately 4.44 acres located on the southwest corner of Orange Grove Road and San Joaquin Avenue. The subject site was rezoned in 2004. (District 1)

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

**NEW SPECIFIC PLAN AMENDMENT FOR PUBLIC HEARING**

**14) Co23-08-02 POMEGRANATE FARMS SPECIFIC PLAN (REZONING)**

Request of Pomegranate Farms I LLC and Pomegranate Farms Commercial A LLC for a **rezoning of approximately 645 acres from RH (Rural Homestead) to SP (Specific Plan)**, for the proposed **Pomegranate Farms Specific Plan** on property 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. The proposed specific plan (rezoning) conforms to the Pima County Comprehensive Plan Co7-00-20. (District 3)

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

**15) NEW BUSINESS**

- a) Update on the Joint City/County Water Study and Policy Committee.
- b) Board of Supervisors disposition of cases.
- c) Public informational and procedural suggestions for Commission Meetings - Commissioner Matter.

**16) CALL TO THE AUDIENCE**

**17) ADJOURNMENT**