

Amended



AGENDA

PIMA COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING WEDNESDAY, OCTOBER 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

Type III Conditional use Permit for Continued Public Hearing

Comprehensive Plan Amendments for Continued Public Hearing

Specific Plan (Rezoning) for Public Hearing

Type III Conditional use Permit for Public Hearing

Comprehensive Plan Amendments for Public Hearing

Rezoning for Public Hearing

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 Membriila |
| <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 SEPTEMBER 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

TYPE III CONDITIONAL USE PERMIT FOR CONTINUED PUBLIC HEARING

- 4) **P21-09-021 COTTONWOOD DE TUCSON INC – W. SWEETWATER DR.** Chad Blunt, applicant, on property at 4110 W. Sweetwater Dr. (taxcode 103-02-013B), in the SR zone, requests a conditional use permit for a communication tower. Chapter 18.97 in accordance with Section 18.07.030H2d of the Pima County Zoning Code allows a communication tower as a Type III conditional use in the SR zone. (District 3)
- a) Staff Report
 - b) Applicant Presentation/Public Hearing
 - c) Action

COMPREHENSIVE PLAN AMENDMENTS FOR CONTINUED PUBLIC HEARING

- 5) **Co7-09-01 4341 W. AJO, LLC - W. AJO HIGHWAY PLAN AMENDMENT**
Request of 4341 W. Ajo, LLC, represented by The Planning Center, to amend the Pima County Comprehensive Plan from **Medium Intensity Urban (MIU)** to **Regional Activity Center (REAC)** for approximately **2.54 acres** located on the south side of W. Ajo Highway, approximately 1,320 feet east of S. Camino de Oeste, in Section 31, Township 14 South, Range 13 East, in the Southwest Subregion. (District 5)
- a) Staff Report
 - b) Applicant Presentation/Public Hearing
 - c) Action
- 6) **Co7-09-07 HSL RIO CANCION PROPERTIES, LLC – N. LA CHOLLA BLVD PLAN AMENDMENT**
Request of HSL Rio Cancion Properties, LLC, represented by The Planning Center, to amend the Pima County Comprehensive Plan from **Medium Intensity Urban (MIU)** to **Neighborhood Activity Center (NAC)** for approximately **17.92 acres** located on the west side of La Cholla Blvd south of the Hardy Road alignment in Section 28, Township 12 South, Range 13 East, in the Northwest Subregion. (District 1)
- a) Staff Report
 - b) Applicant Presentation/Public Hearing
 - c) Action

SPECIFIC PLAN (REZONING) FOR PUBLIC HEARING

- 7) **Co23-08-03 SENDERO PASS SPECIFIC PLAN (REZONING)**
Request of Tucson 738/Montecito Communities, represented by The Planning Center, for a **rezoning of approximately 837 acres** from **RH (Rural Homestead)** to **SP (Specific Plans, Sendero Pass Specific Plan)** on property located south of the intersection of Ajo Highway and W. Valencia Road in Sections 13 and 14, T15S, R11E.

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

TYPE III CONDITIONAL USE PERMIT FOR PUBLIC HEARING

- 8) **P21-09-030 NORTHWEST FIRE DISTRICT – W. ORANGE GROVE RD.** FM Group, applicant, on property at 1520 W. Orange Grove Rd., in a CR-1 zone, requests a **conditional use permit** for a communication tower. Chapter 18.97 in accordance with Section 18.07.030H2d of the Pima County Zoning Code allows a communication tower as a Type III conditional use in the CR-1 zone. (District 1)

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

COMPREHENSIVE PLAN AMENDMENTS FOR PUBLIC HEARING

- 9) **Co7-09-02 LAWYERS TITLE OF ARIZONA TR 6549-T - E. INA ROAD PLAN AMENDMENT**

Request of Lawyers Title of Arizona TR 6549-T, represented by Robert Tucker, to amend the Pima County Comprehensive Plan from **Low Intensity Urban 3.0 (LIU 3.0)** to **Medium Intensity Urban (MIU)** for approximately **7.43 acres** located on the north side of E. Ina Road and the west side of N. Skyline Drive, approximately 3,000 feet east of N. First Avenue, in Section 31, Township 12 South, Range 14 East, in the Catalina Foothills Subregion. (District 1)

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

- 10) **Co7-09-03 DAVIDSON - E. EDWIN ROAD PLAN AMENDMENT**

Request of Christiaan Davidson, represented by Tim McCann Consulting, LLC, to amend the Pima County Comprehensive Plan from **Low Intensity Urban 3.0 (LIU 3.0)** to **Community Activity Center (CAC)** for approximately **1.38 acres** located on the south side of E. Edwin Road, approximately 1,250 feet east of N. Oracle Road, in Section 4, Township 11 South, Range 14 East, in the Northwest Subregion. (District 1)

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

11) **Co7-09-06 TUCSON UNIFIED SCHOOL DISTRICT (TUSD) – N. SABINO CANYON ROAD PLAN AMENDMENT**

Request of Tucson Unified School District (TUSD), represented by The Planning Center, to amend the Pima County Comprehensive Plan from **Low Intensity Urban 1.2 (LIU-1.2) and Resource Transition (RT)** to **Low Intensity Urban 3.0 (LIU-3.0)** for approximately **16.7 acres** located on the northwest corner of N. Sabino Canyon Road and Old Sabino Canyon Road, in Section 29, Township 13 South, Range 15 East, in the Catalina Foothills Subregion. (District 1)

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

REZONING FOR PUBLIC HEARING

12) **Co9-07-20 SAHUARITA CORNERS LP / EQUIVEST PROPERTIES LP – KOLB ROAD REZONING**

Request of Sahuarita Corners LP / Equivest Properties LP, represented by The Planning Center, for a **rezoning** of approximately 149.7 acres from **RH (Rural Homestead)** to **GR-1 (Rural Residential)** on property located at the northwest corner of Sahuarita Road and the Kolb Road alignment. The proposed rezoning conforms to the Pima County Comprehensive Plan, Co20-00-20. (District 4)

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

13) **NEW BUSINESS**

- A) Update on the Joint City/County Water Study and Policy Committee.
- B) Board of Supervisors disposition of cases and State Legislation.
- C) Discussion - Vail Area Water Drawdown Model Question.

14) **CALL TO THE AUDIENCE**

15) **ADJOURNMENT**