

Amended



AGENDA

PIMA COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING WEDNESDAY, SEPTEMBER 30, 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
Zoning Code Text Amendment for Continued Public Hearing
Rezoning for Public Hearing
Type III Conditional use Permit for Public Hearing
Comprehensive Plan Amendments 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:

- | | |
|----------------------------------|----------------------------|
| () Bonnie Poulos, Chair | () Armando Membriila |
| () Howard L. Richey, Vice-Chair | () Randall R. Holdridge |
| () Bob Cook | () Mary Jo Smith |
| () Bruce Gungle | () Thomas Spendiarian |
| () William Matter | () Christine Creasy-Klein |

2) **PLEDGE OF ALLEGIANCE**

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

A) B-123 APPROVAL OF AUGUST 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

ZONING CODE TEXT AMENDMENT FOR CONTINUED PUBLIC HEARING

4) 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)

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

REZONING FOR PUBLIC HEARING

5) Co9-08-16 KELLEY – COLOSSAL CAVE ROAD REZONING

Request of Patricia and Jonathon Kelley, represented by MJM Consulting, for a **rezoning** of approximately **4.85 acres** from **RH (Rural Homestead)** to **CB-2 (General Business)** on property located at the southwest corner of the intersection of Colossal Cave and Old Vail Roads. 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

TYPE III CONDITIONAL USE PERMIT FOR PUBLIC HEARING

6) 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
- d) Action

COMPREHENSIVE PLAN AMENDMENTS

- 7) **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
- 8) **Co7-09-04 GATEWAY HACIENDA, LLC - E. RIVER ROAD PLAN AMENDMENT**
Request of Gateway Hacienda, LLC, represented by Tom Meehan, et al., to amend the Pima County Comprehensive Plan from **Low Intensity Urban 1.2 (LIU 1.2)** to **Neighborhood Activity Center (NAC)** for approximately **7.24 acres** located at the southeast corner of E. River Road and Hacienda del Sol Road, in Section 20, Township 13 South, Range 14 East, in the Catalina Foothills Subregion. (District 1)
- a) Staff Report
 - b) Applicant Presentation/Public Hearing
 - c) Action
- 9) **Co7-09-05 DOMINGUEZ – S. CRAYCROFT ROAD PLAN AMENDMENT**
Request of Leonardo and Peggy Dominguez to amend the Pima County Comprehensive Plan from **Medium Intensity Urban (MIU)** to **Multifunctional Corridor (MFC)** for approximately **0.5 acres** located on the northeast corner of S. Craycroft Road and Rex Stravenue in Section 13, Township 15 South, Range 14 East, in the Rincon Southeast / Santa Rita Subregion. (District 2)
- d) Staff Report
 - b) Applicant Presentation/Public Hearing
 - c) Action
- 10) **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

11) **NEW BUSINESS**

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

12) **CALL TO THE AUDIENCE**

13) **ADJOURNMENT**