



# **AGENDA**

## **PIMA COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING WEDNESDAY, FEBRUARY 24, 2010**

**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 Public Hearing

Policy Amendment for Continued Public Hearing

Rezoning for Continued Public Hearing

Rezoning for Public Hearing

Comprehensive Plan Amendment for Public Hearing (Board Initiated)

Zoning Code Text Amendment 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.

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**REGULAR HEARING AGENDA**

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

**ROLL CALL:**

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

**2) PLEDGE OF ALLEGIANCE**

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

**A) B-123 APPROVAL OF JANUARY 2010 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 PUBLIC HEARING**

4) **P21-09-038 BROWNING – N. FORECASTLE AV.**

Request of Jerry D & Mary Jean BrowningTR, represented by Western Land Services LLC, on property located at 16741 N. Forecastle Av., in the **GR-1 Zone**, for a conditional use permit for a communication tower. Chapter 18.97 in accordance with Section 18.07.030H2e of the Pima County Zoning Code allows a communication tower as a Type III conditional use in the GR-1 zone. (District 1)

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

**POLICY AMENDMENT FOR CONTINUED PUBLIC HEARING**

5) **Co8-09-05 SITE ANALYSIS POLICY**

Proposal to amend Pima County's "Site Analysis Requirements" which are used to implement the Pima County Site Analysis Policy, adopted by Board of Supervisors resolution in July 1985, and as last amended in March 1998. The amendments reorganize, clarify and make the language of the current document more precise, as well as include additions and deletions to some of its directions and requirements. The Site Analysis is an informational tool required to accompany most applications for rezoning, all specific plan applications and all cluster project requests. (All Districts)

**NOTE:** Attachment A of the site analysis request, the Preliminary Integrated Water Management Policy, has already been recommended for approval by the Commission.

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

**REZONING FOR CONTINUED PUBLIC HEARING**

6) **Co9-08-05 NORTH DORADO LLC – SHERIDAN AVENUE REZONING**

Request of North Dorado LLC, represented by Tierra Right of Way, for a rezoning of approximately **9.58** acres from **SR (Suburban Ranch) TDR-RA (Transfer of Development Rights – Receiving Area)** to **CR-4 (Mixed Dwelling Type) TDR-RA (Transfer of Development Rights – Receiving Area)**, on property located on the east side of Sheridan Drive, approximately ¼ mile south of Irvington Road and ¾ mile east of Camino de Oeste. The proposed rezoning conforms to the Pima County Comprehensive Plan Co7-00-20. (District 3)

- a) Staff Report
- b) Public Hearing
- c) Action

**REZONING FOR PUBLIC HEARING**

- 7) **Co9-08-22 REAY, ET AL – SANDARIO ROAD REZONING**  
 Request of Gordon and Lois Reay, et al, represented by The Planning Center, for a rezoning of approximately **6.11** acres from **GR-1 (GZ) (Rural Residential) (Gateway Zone)** to **CB-1 (GZ) (Local Business) (Gateway Zone)**, on property located on the east side of Sandario Road, approximately 500 feet north of Picture Rocks Road. The proposed rezoning conforms to the Pima County Comprehensive Plan Co7-00-20. (District 3)

- a) Staff Report
- b) Public Hearing
- c) Action

**COMPREHENSIVE PLAN AMENDMENT FOR PUBLIC HEARING (BOARD INITIATED)**

- 8) **Co7-10-01 SOUTH WILMOT LAND INVESTORS LLC – S. WILMOT ROAD PLAN AMENDMENT**  
 Request of South Wilmot Land Investors LLC, represented by Corrections Corporation of America, to amend the Pima County Comprehensive Plan from **Medium Intensity Urban (MIU)** to **Heavy Industrial (HI)** for approximately **391 acres** located on the west side of Wilmot Road, one mile south of E. Old Vail Connection Road and approximately four miles south of Interstate 10 in Section 12 of Township 16 South, Range 14 East, in the Rincon Southeast/Santa Rita Subregion. (District 2)

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

**ZONING CODE TEXT AMENDMENT FOR PUBLIC HEARING**

- 9) **Co8-09-02 CONCURRENT PLAN AMENDMENT / REZONING PROCESS**  
 An ordinance of the Board of Supervisors of Pima County, Arizona; relating to zoning; amending the Pima County Zoning Code Chapter 18.89 to add section 18.89.041 (other plan amendment procedures) and adding a process for a concurrent comprehensive plan amendment and rezoning as section 18.89.041(c); relocating the current sections

18.89.040(e) (board-initiated amendments for immediate review) and section 18.89.040(f) (minor revisions to comprehensive plan) to the new section 18.89.041 as sections 18.89.041(a) and 18.89.041(b); by amending section 18.91.040(c) (requirement of compliance with comprehensive plan) to incorporate the concurrent plan amendment/rezoning process into the rezoning procedures; and amending section 18.101.030 (Planning and Zoning Commission) to clarify the current responsibilities of the Planning and Zoning Commission. (All districts)

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

**10) NEW BUSINESS**

- A) Update on the Joint City/County Water Study and Policy Committee.
- B) Board of Supervisors disposition of cases and pending state legislation.
- C) [Lee Moore Wash Flood Control Study \(Bill Zimmerman\)](#)

**11) CALL TO THE AUDIENCE**

**12) ADJOURNMENT**