



AGENDA

PIMA COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING WEDNESDAY, MAY 26, 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

Modification (Substantial Change) of Rezoning Conditions for Continued Public Hearing

Modification (Substantial Change) of Specific Plan (Rezoning) 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 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"/> Dee Steinbrenner |

2) PLEDGE OF ALLEGIANCE

3) CONSENT AGENDA (UNADVERTISED PUBLIC HEARING)

A) B-123 APPROVAL OF APRIL 2010 CHECKLIST AND APPROVAL OF AN AMENDMENT TO MARCH 31, 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

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

4) **Co9-00-35 SOUTHWEST FOOD SYSTEMS, INC. – ORACLE ROAD #2 REZONING**
Co9-93-08 SOUTHWEST FOOD SYSTEMS, INC. – ORACLE ROAD REZONING
Co9-83-08 SPEER – ORANGE GROVE ROAD REZONING

Request of John Mallo, represented by The WLB Group, Inc., for a **modification (substantial change)** of the following rezoning conditions:

- #9 (Co9-00-35), #11 (Co9-93-8), and #15 (Co9-83-8) which state: “Uses are restricted to the sale, rental and display of automobiles. Car washing shall be limited to vehicles that are for sale or rent on the site only and shall not be conducted outdoors. Car wash doors shall open only to the east. No outdoor storage of auto parts, maintenance equipment, or other materials. All waste oils and other fluids are subject to all applicable requirements for disposal.”

The applicant requests to waive these conditions and proposes to allow uses permitted in the CB-2 (General Business) zone excluding Ambulance service; Amusement or recreational enterprises (outdoor); Auction: Public; Auditorium or assembly hall; Billboard; Boats: Storage or rental; Cemetery or crematory; Drive-in theater; Fair, carnival or tent show; Kennels; Large scale retail establishment; Lumberyard: retail; Truck trailer repair; Sale, rental or display of: Airplanes or parts, Farm equipment or machinery, Machinery: Commercial and industrial, and Manufactured or mobile homes; Light manufacturing or assembling incidental to retail sales; Wholesaling of products permitted in Section 18.45.030C; Building materials sales yard; Contractor’s equipment sales yard or plant; Rental of equipment commonly used by contractors; Retail lumberyard; Feed yard; Public utility service yard; Storage of operable automobiles, boats, motorcycles, recreational vehicles, and trucks, and inhabitable manufactured or mobile homes, not intended for salvage; and all Conditional uses.

- #10 (Co9-00-35), #8 (Co9-93-8), and #19 (Co9-83-8) which require adherence to the preliminary development plan as approved at public hearing. The applicant requests to waive these conditions.
- #14 (Co9-00-35), #13 (Co9-93-8), and #23 (Co9-83-8) which limit the maximum building height to 15 feet excluding the parapet. The applicant requests to waive these conditions to allow for a maximum building height of 39 feet as permitted in the CB-2 (General Business Zone).
- #15 (Co9-00-35), #14 (Co9-93-8), and #24 (Co9-83-8) which limit car wash operations to between 7:30 a.m. and 6:00 p.m. and automobile sales and rental operations to between 8:00 a.m. and 9:00 p.m. The applicant requests to waive these conditions.
- #16 (Co9-00-35), #15 (Co9-93-8), and #25 (Co9-83-8) which require that the grade and elevation of the site not change. The applicant requests to waive these conditions.

The subject site is 1.67 acres zoned CB-2 and is located at the southwest corner of the intersection of Oracle Road and Orange Grove Road. (District 1)

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

MODIFICATION (SUBSTANTIAL CHANGE) OF SPECIFIC PLAN (REZONING)
FOR PUBLIC HEARING

5) **Co23-04-01 SWAN SOUTHLANDS SPECIFIC PLAN**

Request of South Wilmot Land Investors LLC, represented by Corrections Corporation of America, for a **modification (substantial change)** of the Swan Southlands Specific Plan (Rezoning) for 391 acres within the northeastern section of the 3,200-acre specific plan site. The modification involves only the 391 acres, it does not include the balance of the specific plan site. The 391 acres is 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.

The modification request involves two types of revisions. One type of revision is to the specific plan text and exhibits. The second type of revision is to the specific plan rezoning conditions.

Briefly summarized, the text and exhibit revisions are: 1) add industrial uses including correctional facilities; 2) delete residential use and dwelling unit counts; 3) reconfigure the preliminary development plan; 4) delete the requirements for bufferyards, streetscape/landscape themes, design guidelines, and pedestrian/bicycle linkages and trails; and 5) delete the definition of conservation washes, increase the proposed flood plain encroachment, and add a floodplain diversion channel.

Also, briefly summarized, the revisions to the rezoning conditions (Ordinance 2005-02) are to waive or modify the following rezoning conditions (general subject of each condition in parentheses): #4 (requires development related assurances), #6 (requires written approval of the Board of Supervisors for subdividing or lot splitting), #12A (requires approval of a block subdivision plat), #12B (requires applicable studies, reports, and information upon submittal of the first block subdivision plat), #14A [requires an approved Traffic Impact Analysis (TIA)], #14C (requires dedication of 75 feet half right-of-way for Swan Road and Wilmot Road within or adjacent to the specific plan site), #16B, 16C, 16E, 16F, 16G (all of which address the provision of sewerage infrastructure), #18A (requires the provision of recreation infrastructure including trails), #18B (requires the provision of parkland based on residential densities), and #24A, #24B, #24C (regarding the provision of a Pima pineapple cactus (PPC) study and follow up).

The complete modification request, including the detailed, requested revisions to the text and exhibits and to the rezoning conditions, may be reviewed at the Pima County Development Services Department, Planning Division, 201 N. Stone Avenue - Second Floor, Tucson, Arizona and at the Pima County Development Services Department website "http://www.PimaXpress.com/PZ_Agenda".

The Swan Southlands Specific Plan, which in its entirety is approximately 3,200 acres in size, was rezoned from RH (Rural Homestead) to SP (Specific Plan) on December 7, 2004 and is located south of Old Vail Connection Road and west of S. Wilmot Road in Sections 10, 12, 13, 14, and 15 of Township 16 South, Range 14 East. (District 2)

- a) Staff Report
- b) Public Hearing

- c) Action

REZONINGS FOR PUBLIC HEARING

6) **Co9-08-24 JUNIOR LEAGUE OF TUCSON INC - RIVER ROAD REZONING**

Request of the Junior League of Tucson, Inc., represented by The WLB Group, for a rezoning of approximately 1.99 acres from **CR-1 (Single Residence)** to **TR (Transitional)**, on property located on the northeast corner of Camino Escuela and River Road. 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

7) **Co9-09-07 PIMA COUNTY – CENTER STREET (AJO) REZONING**

Request of Pima County for a rezoning of approximately **0.25** acre from **CR-4 (Mixed-Dwelling Type)** to **TR (Transitional)**, on property located at the southwest corner of Center Street and Cameron Avenue, to make the zoning consistent with the existing use of the property. The proposed rezoning conforms to the Pima County Comprehensive Plan Co7-00-20. (District 3)

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

8) **Co9-09-08 PIMA COUNTY – CAMERON AVENUE (AJO) REZONING**

Request of Pima County for a rezoning of approximately **0.18** acre from **CR-4 (Mixed-Dwelling Type)** to **CMH-2 (County Manufactured and Mobile Home)**, on property located on the west Cameron Avenue, approximately 220 feet south of Center Street, to make the zoning consistent with the existing use of the property. The proposed rezoning conforms to the Pima County Comprehensive Plan Co7-00-20. (District 3)

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

9) **NEW BUSINESS**

- A) Board of Supervisors disposition of cases and pending state legislation.
- B) Discussion regarding the Commission's request for a Communication Tower Survey.
- C) Appointment of nominating Committee for Planning and Zoning Commission

Officers.

a) Discussion/Action

10) **CALL TO THE AUDIENCE**

11) **ADJOURNMENT**