



AGENDA

PIMA COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING WEDNESDAY, JANUARY 27, 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
Comprehensive Plan Amendment for Continued Public Hearing
Rezoning for Public Hearing
Policy Amendment
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"/> Dee Steinbrenner |

2) PLEDGE OF ALLEGIANCE

3) CONSENT AGENDA (UNADVERTISED PUBLIC HEARING)

A) B-123 APPROVAL OF NOVEMBER 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 PUBLIC HEARING

- 4) **P21-09-035 TUCSON SCHOOL DISTRICT NO. 1 – N. BOWES RD.** Commscapes Applicant, on property at 5000 N. Bowes Rd., in the SR zone, requests 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 SR zone. (District 4)
- a) Staff Report
 - b) Applicant Presentation/Public Hearing
 - c) Action

COMPREHENSIVE PLAN AMENDMENT FOR CONTINUED PUBLIC HEARING

- 5) **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

REZONING FOR 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) Applicant Presentation/Public Hearing
 - c) Action
- 7) **Co9-09-06 REAY, ET AL – TRICO ROAD REZONING**
Request of Gordon and Lois Reay, et al, represented by The Planning Center, for a rezoning of approximately **9.05 acres** from **GR-1 (Rural Residential)** to **CB-1 (Local**

Business), on property located at the southwest and northwest corners of Trico Road and El Tiro Road. The proposed rezoning conforms to the Pima County Comprehensive Plan Co7-00-20. (District 3)

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

8) **Co9-09-10 VIA LATIGO 5636 LLC – VIA LATIGO REZONING**

Request of Via Latigo 5636 LLC, represented by Indevco Partners, Inc., for a rezoning of approximately **3.57** acres from **SR (Suburban Ranch)** to **CR-1 (Single Residence)** on property located on the east side of Via Latigo, approximately 700 feet north of Oracle Jaynes Station 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

POLICY AMENDMENT FOR PUBLIC HEARING

9) **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)

- a) Staff Report
- b) 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 State Legislation.

11) **CALL TO THE AUDIENCE**

12) **ADJOURNMENT**