



# **AGENDA**

**PIMA COUNTY  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
WEDNESDAY, APRIL 28, 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  
Modification (Substantial Change) of Rezoning Conditions  
Development Services Fee Ordinance 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:**

- |   |   |
|---|---|
| <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 MARCH 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) P21-09-028 AMPHITHEATER SCHOOL DISTRICT NO 10 – W. WETMORE RD.

Request of Amphitheater School District No 10, represented by Clearwire, on property located at 701 W. Wetmore Rd., in the SH 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 SH zone. (District 3)

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

### MODIFICATION (SUBSTANTIAL CHANGE) OF REZONING CONDITIONS

5) 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

### **DEVELOPMENT SERVICES FEE ORDINANCE FOR PUBLIC HEARING**

AN ORDINANCE OF PIMA COUNTY, ARIZONA; RELATING TO FEES FOR PLANNING, SUBDIVISION, BUILDING AND ZONING SERVICES PROVIDED BY THE DEVELOPMENT SERVICES DEPARTMENT; AMENDING ORDINANCE 2003-27, SECTION 2 AND EXHIBIT A; AND AMENDING ORDINANCE 2005-34, SECTION 3, AND AMENDING ORDINANCE 2009-60, SECTION 1 AND EXHIBIT A. (ALL DISTRICTS)

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

### **6) NEW BUSINESS**

- A) Board of Supervisors disposition of cases and pending state legislation.

### **7) CALL TO THE AUDIENCE**

### **8) ADJOURNMENT**