



AGENDA

**PIMA COUNTY
PLANNING AND ZONING COMMISSION
REGULAR MEETING
WEDNESDAY, JANUARY 26, 2011**

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
Conditional Use Permit
Rezoning
Modification (Substantial Change) of Rezoning Conditions
Modification of a Specific Plan Condition (Substantial Change)
and Lot Split for Public Hearing
Initiation of Zoning Code Text 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:

- | | |
|----------------------------------|--------------------------|
| () Bonnie Poulos, Chair | () Armando Membriila |
| () Howard L. Richey, Vice-Chair | () Randall R. Holdridge |
| () Bob Cook | () Vacant |
| () Jenny Neeley | () Thomas Spendiarian |
| () William Matter | () Dee Steinbrenner |

2) PLEDGE OF ALLEGIANCE

3) CONSENT AGENDA (UNADVERTISED PUBLIC HEARING)

A) B-123 APPROVAL OF OCTOBER 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

CONDITIONAL USE PERMIT FOR PUBLIC HEARING

4) P21-10-022 RURAL METRO CORPORATION – N. HOUGHTON RD.

Request of Rural Metro Corporation, represented by FM Group, on property located at 2741 N. Houghton Rd. (Tax codes 114-55-1590 and 114-55-1600), in the **CR-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 CR-1 zone. (District 4)

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

REZONING FOR PUBLIC HEARING

5) Co9-10-02 FAITH COMMUNITY CHURCH, INC – ORANGE GROVE ROAD REZONING

Request of Faith Community Church, Inc., represented by The Planning Center, for a rezoning of approximately **16.10 acres** from **SR (Suburban Ranch)** to **CR-5 (Multiple Residence Zone)** and approximately **7.60 acres** from **SR** to **SR@**, on property located on the south side of Orange Grove Road approximately ½-mile east of Shannon Road. The proposed rezoning conforms to the Pima County Comprehensive Plan Co7-00-20. (District 1)

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

MODIFICATION (SUBSTANTIAL CHANGE) OF REZONING CONDITIONS FOR PUBLIC HEARING

6) Co9-86-46 PHELPS – ORACLE ROAD REZONING

Request of Phelps Family, LLC, represented by MJM Consulting, Inc., for a **modification (substantial change)** of the following rezoning conditions:

- #12(B) which limits access to the subject property from Oracle Road to one location. The applicant requests to modify this condition to allow two access locations from Oracle Road.
- #15 which requires adherence to the preliminary development plan as approved at public hearing which depicts an auto sales use and vacant area. The applicant requests to modify this condition to allow adherence to a revised preliminary development plan which depicts an auto sales use and a contractor's yard or an alternate plan that would allow for other uses permitted in the CB-2 zone. The use types and intensities of the two plans could be mixed and could include outdoor activities and display.

- #18 which restricts use of the site to new or used motor vehicle sales and leasing and auto service restricted to the rear half of the property. The applicant requests to delete this condition.
 - #19 which restricts building height to 16 feet. The applicant requests to allow a maximum building height of 24 feet.
- The subject site is 1.57 acres zoned CB-2 (GZ-1) (General Business) (Urban Gateway Overlay Zone) and is located on the west side of Oracle Road, south of the Tortolita Street alignment. (District 1)

- [Staff Report](#)
- Public Hearing
- Action

MODIFICATION OF A SPECIFIC PLAN CONDITION (SUBSTANTIAL CHANGE) AND LOT SPLIT FOR PUBLIC HEARING

✱

7) **Co23-92-02 LAS CAMPANAS SPECIFIC PLAN**
Co12-94-66 LAS CAMPANAS (BLOCK A)

Request of Landmark Title TR 18270-T, represented by Bruce Call, for a **Modification (substantial change)** of the maximum 24-foot building height limit of the Las Campanas Specific Plan for an approximately 5.6-acre subject site. The applicant requests a church steeple of up to 67 feet in height. The applicant also requests a **Lot Split** of Block A (approximately 12.5 acres) of Las Campanas Subdivision (Co12-94-66, Bk.47 Pg.17) creating two lots of approximately 5.6 acres and 6.9 acres. The subdivision plat states that the owner covenants that there will be no further subdividing or lot splitting without the written approval of the Board of Supervisors. The subject property is zoned SP (Specific Plan – Las Campanas Specific Plan) and designated Neighborhood Activity Center (NAC) and is located on the west side of La Canada Drive and on the north side of Desert Bell Drive, south of Camino Casa Verde. (District 4)

- [Staff Report](#)
- Public Hearing
- Action

✱ This case has been simultaneously legally noticed for the Planning and Zoning Commission and Board of Supervisors meetings. The Planning and Zoning Commission only needs to take action on the modification request. The Lot Split request does not require a recommendation from the Planning and Zoning Commission.

INITIATION OF ZONING CODE TEXT AMENDMENT FOR PUBLIC HEARING

8) ADULT CARE HOMES

Staff requests that the Planning and Zoning Commission initiate the text amendment to modify chapters 18.03 General Definitions, and 18.09 General Residential and Rural Zoning Provisions, of the Pima County Zoning Code to add a definition for Adult care home service and add the standards and requirements to allow adult care homes service as a home occupation.

- a) Discussion/Action

9) NEW BUSINESS

- A) Board of Supervisors disposition of cases.
- B) Discussion of Commission's request regarding adaptive reuse / home occupations on arterial roadways. (Jim Veomett)
- C) Discussion regarding the Commission's request for a Communication Tower Survey.

10) CALL TO THE AUDIENCE

11) ADJOURNMENT