



AGENDA

**PIMA COUNTY
PLANNING AND ZONING COMMISSION
REGULAR MEETING
WEDNESDAY, JULY 27, 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
Rezoning
Modification (Substantial Change) Of Rezoning Conditions
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:

- | | |
|---|---|
| <input type="checkbox"/> Howard L. Richey, Chair | <input type="checkbox"/> William Matter |
| <input type="checkbox"/> Dee Steinbrenner, Vice Chair | <input type="checkbox"/> Thomas Spendiarian |
| <input type="checkbox"/> Bonnie Poulos | <input type="checkbox"/> Bob Cook |
| <input type="checkbox"/> Randall R. Holdridge | <input type="checkbox"/> Jenny Neeley |
| <input type="checkbox"/> Armando Membriola | <input type="checkbox"/> Vicki Cox-Golder |

2) PLEDGE OF ALLEGIANCE

3) CONSENT AGENDA (UNADVERTISED PUBLIC HEARING)

A) B-123 APPROVAL OF JUNE 2011 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

REZONING FOR PUBLIC HEARING

4) **Co9-11-05 SONORAN SOLUTIONS, LLC – HOMESTEAD AVENUE REZONING**

Request of Sonoran Solutions, LLC represented by William Schumacher, for a rezoning of approximately **2.34 acres from SR (Suburban Ranch) to SR-2 (Suburban Ranch Estate)**, on property located on the southeast corner of Homestead Avenue and Prospect Lane. The proposed rezoning conforms to the Pima County Comprehensive Plan Co7-00-20. (District 4)

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

MODIFICATION (SUBSTANTIAL CHANGE) OF REZONING CONDITIONS FOR PUBLIC HEARING

5) **Co9-08-08 RIVERSIDE ASSOCIATES, ET AL. – RIVER ROAD #2 REZONING**

Request of Riverview Ventures, LLC and Pima County, represented by The Planning Center, for a **modification (substantial change)** of rezoning condition #'s 17 and 19 to allow for residential uses. Condition #17 requires adherence to the preliminary development plan as approved at public hearing for an office building development on Parcel "B" in the plan. Condition #19 prohibits certain uses including duplex, apartment or other multiple dwelling development. The subject site is 8.71 acres zoned TR and SH ® located on the east side of River Road at Roller Coaster Road, approximately 2,000 feet east of La Cholla Boulevard. (District 1)

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

CODE TEXT AMENDMENT FOR PUBLIC HEARING

6) **Co8-11-04 ADAPTIVE REUSE**

AN ORDINANCE OF THE PIMA COUNTY BOARD OF SUPERVISORS RELATING TO ZONING; AMENDING THE PIMA COUNTY CODE BY AMENDING SECTION 18.03.020 (DEFINITIONS) TO ADD A DEFINITION FOR ADAPTIVE REUSE AND AMENDING CHAPTER 18.09 (GENERAL RESIDENTIAL AND RURAL ZONING PROVISIONS) TO ALLOW ADAPTIVE REUSE AS A TYPE I CONDITIONAL USE IN RESIDENTIAL AND RURAL ZONES AND TO ADD DEVELOPMENT STANDARDS, CONDITIONS, AND PROCEDURES FOR ADAPTIVE REUSE. (ALL DISTRICTS)

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

7) **NEW BUSINESS**

- A) Board of Supervisors disposition of cases.

8) **CALL TO THE AUDIENCE**

9) **ADJOURNMENT**