

*Please note... Day change.*

Revised



## **AGENDA**

### **PIMA COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING**

**TUESDAY, SEPTEMBER 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  
Executive Session  
Comprehensive Plan Amendments  
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 discussion 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"/> 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 Membrila             | <input type="checkbox"/> Vicki Cox-Golder   |

**2) PLEDGE OF ALLEGIANCE**

**3) CONSENT AGENDA (UNADVERTISED PUBLIC HEARING)**

**A) B-123 APPROVAL OF AUGUST 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) **Co9-11-03 UNDERDOWN TR 1/3 ET AL – RIVER ROAD REZONING**

Request of Underdown Trust 1/3 et al, represented by The Planning Center, for a **rezoning** of approximately **6.6 acres** from **SH (Suburban Homestead) to TR (Transitional)**, on property located north of River Road, approximately 1,700 feet east of La Canada Drive. 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

5) **Co9-98-23 CASAS ADOBES PLAZA, LLC/CASAS ADOBES VENTURES, LLC – VIA PONTE/GIACONDA WAY REZONING**

Request of Casas Adobes Plaza, LLC/Casas Adobes Ventures, LLC, represented by Robert Gugino, for a **modification (substantial change)** of the rezoning condition #10 and **waiver** of rezoning condition #'s 12 and 13 to allow for vehicular access to Via Ponte and to eliminate provision of speed bumps on Via Ponte. The subject site is **3.55 acres** zoned CB-1 (Local Business) and is located on the south side of Ina Road, immediately east of Via Ponte, north of Giaconda Way. (District 1)

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

## COMPREHENSIVE PLAN AMENDMENTS FOR PUBLIC HEARING

6) **Co7-11-02 LANDMARK TITLE AND TRUST TR 7933-T (M & S UNLIMITED LLC) – E. SAHUARITA ROAD PLAN AMENDMENT**

Request of Landmark Title and Trust TR 7933-T (Moshe Gedalia, M&S Unlimited LLC), represented by Tim McCann of Urban Engineering, to amend the Comprehensive Plan from **Medium Intensity Rural (MIR) to Medium Intensity Urban (MIU)**. The approximately **22.01-acre** amendment site is located at the northwest corner of E. Sahuarita Road and N. Calle Rinconado in the Rincon Southeast / Santa Rita Subregion. (District 4)

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

7)

A) **EXECUTIVE SESSION:**

Pursuant to A.R.S. § 38-431.03(A)(3) for legal advice concerning Co7-11-03 PIMA COUNTY – COMPREHENSIVE PLAN COST OF DEVELOPMENT ELEMENT AMENDMENT.

B) **Co7-11-03 PIMA COUNTY – COMPREHENSIVE PLAN COST OF DEVELOPMENT ELEMENT AMENDMENT**

Request of Pima County to amend the Cost of Development Element of the Pima County Comprehensive Plan to clarify that the Pima County Regional Wastewater Reclamation Department assesses sewer connection fees on a regional basis while reimbursing developers who install sewer system improvements beyond those needed to serve their particular developments. (All Districts)

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

8) **NEW BUSINESS**

A) Board of Supervisors disposition of cases.

9) **CALL TO THE AUDIENCE**

10) **ADJOURNMENT**