



# **AGENDA**

**PIMA COUNTY  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
WEDNESDAY, AUGUST 31, 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  
Type III Conditional Use Permit  
Modification (Substantial Change) Of Rezoning Conditions  
Rezoning  
Code Text Amendment  
Comprehensive Plan Amendment Study Session (Not a 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:**

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

**2) PLEDGE OF ALLEGIANCE**

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

**A) B-123 APPROVAL OF JULY 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

**TYPE III CONDITIONAL USE PERMIT FOR PUBLIC HEARING**

**4) P21-11-012 RINCON VALLEY FIRE DISTRICT – S. CAMINO LOMA ALTA**

Request of Rincon Valley Fire District, represented by FM Group, on property located at 8850 S. Camino Loma Alta., in the **CR-1 Zone**, for a conditional use permit for a communication tower (Add antenna to an existing communication tower). Chapter 18.97 in accordance with Section 18.07.030H2e of the Pima County Zoning Code allows a communication tower (Add antenna to an existing communication tower) as a Type III conditional use in the CR-1 zone. (District 4)

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

**\* MODIFICATION (SUBSTANTIAL CHANGE) OF REZONING CONDITIONS FOR PUBLIC HEARING**

**5) Co9-97-25 WANSLEE – LA CHOLLA BOULEVARD REZONING**

Request of Chasm Investments, LLC, represented by Lenity Group, for a **modification (substantial change)** of the following rezoning conditions:

- #9 which requires adherence to the preliminary development plan as approved at public hearing for professional (medical) offices. The applicant requests to modify the plan to allow an assisted living center (Alzheimer's/memory care facility).
- #13 which restricts use to a medical and professional office not to exceed 10,000 square feet. The applicant requests to modify the condition to allow the use of an assisted living center (Alzheimer's/memory care facility) not to exceed 33,000 square feet.

The subject site is **3.51 acres** zoned **TR (Transitional)** and is located on the west side of La Cholla Boulevard, approximately ¼ mile north of Oracle Jaynes Station Road and ½ mile south of Orange Grove Road. (District 1)

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

**\* REZONINGS FOR PUBLIC HEARING**

**6) Co9-11-07 WEINBERG 50%, ET AL. – LA CHOLLA BOULEVARD REZONING**

Request of Mark and Linda Weinberg 50% and David Huebner 50%, represented by Mark Weinberg, for a **rezoning** of approximately **0.93 acre** from **SR (Suburban Ranch) to TR (Transitional)**, on property located approximately 230 feet west of La Cholla Boulevard and approximately 200 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) Public Hearing
- c) Action

**\* Please note that these items are to be heard together.**

**7) Co9-10-03 MOORE TR – ORACLE JAYNES STATION ROAD REZONING**

Request of MGM Family, LLC, represented by T and T Engineering, LLC, for a rezoning of approximately **11.55 acres from SR (Suburban Ranch) to TR (Transitional)** on property located on the southeast corner of La Cholla Boulevard and Fountains Avenue. The proposed rezoning conforms to the Pima County Comprehensive Plan, Co7-00-20. (District 1)

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

**CODE TEXT AMENDMENT FOR PUBLIC HEARING**

**8) Co8-10-08 ADULT CARE HOME SERVICE**

AN ORDINANCE OF THE PIMA COUNTY BOARD OF SUPERVISORS RELATING TO ZONING; AMENDING THE PIMA COUNTY ZONING CODE TITLE 18 BY AMENDING CHAPTERS 18.03 (GENERAL DEFINITIONS) TO ADD A DEFINITION FOR ADULT CARE HOME SERVICE AND 18.09 (GENERAL RESIDENTIAL AND RURAL ZONING PROVISIONS) TO INCREASE THE NUMBER OF EMPLOYEES ALLOWED FOR CHILD CARE HOME SERVICE AND TO APPLY DEVELOPMENT STANDARDS FOR CHILD CARE HOME SERVICE TO ADULT CARE HOME SERVICE. (ALL DISTRICTS)

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

**COMPREHENSIVE PLAN AMENDMENT STUDY SESSION**  
**REQUEST TO MODIFY PUBLIC HEARING SCHEDULE**  
**(NOT A PUBLIC HEARING)**

**9) Co7-11-01 FARMERS INVESTMENT COMPANY (FICO) – E. CONTINENTAL ROAD PLAN AMENDMENT**

Request of Farmers Investment Company (FICO), represented by LVA Urban Design Studio, to modify the public hearing schedule to amend the Pima County Comprehensive Plan **from Resource Transition (RT), Low Intensity Rural (LIR), Low Intensity Urban 1.2 (LIU-1.2), Medium Intensity Urban (MIU), and Neighborhood Activity Center (NAC) to Medium Intensity Urban (MIU), Medium-High Intensity Urban (MHIU), Neighborhood Activity Center (NAC), and Community Activity Center (CAC)**. The approximately **287-acre** amendment site is located south of the Town of Sahuarita, north and south of E. Continental Road and east of S. Abrego Drive along the Santa Cruz River in the Camino de la Canoa Land Grant in the Upper Santa Cruz Subregion. (District 4)

- a) Staff Report
- b) Discussion
- c) Action

**10) NEW BUSINESS**

A) Board of Supervisors disposition of cases.

**11) CALL TO THE AUDIENCE**

**12) ADJOURNMENT**