



# **AGENDA**

## **PIMA COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING WEDNESDAY, JUNE 25, 2008**

**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  
Study Session – Briefing on Cell Tower Siting  
Rezoning for Continued Public Hearing  
Modification (Substantial Change) of Rezoning Conditions

**AT OR AFTER 1:00 P. M.**  
Comprehensive Plan Amendments Study Session  
New Business  
Call to the Audience

**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"/> Bruce Gungle, Chairman    | <input type="checkbox"/> Armando Membrila   |
| <input type="checkbox"/> Bonnie Poulos, Vice-Chair | <input type="checkbox"/> Howard L. Richey   |
| <input type="checkbox"/> Bob Cook                  | <input type="checkbox"/> Mary Jo Smith      |
| <input type="checkbox"/> John P. Hewitt            | <input type="checkbox"/> Thomas Spendiarian |
| <input type="checkbox"/> William Matter            | <input type="checkbox"/> Vacant District #2 |

**2) PLEDGE OF ALLEGIANCE**

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

**A) B-123 APPROVAL OF MAY 2008 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

**STUDY SESSION**  
**(NOT A PUBLIC HEARING)**

4) **BRIEFING ON CELL TOWER SITING**

Request of the Planning and Zoning Commission for background information.

- a) Staff Report
- b) Presentation from Cell Tower Industry representatives\Discussion

**REZONING FOR CONTINUED PUBLIC HEARING**

5) **Co9-07-02 PARK COMPANY OF ARIZONA INC – DUVAL MINE ROAD REZONING**

Request of Park Company of Arizona Inc, represented by Tierra Planning Services, for a **rezoning** of 53.00 acres from **RH** (Rural Homestead) to **CR-4** (Mixed Dwelling Type), on property located on the south side of Duval Mine Road and on north side of the Camino Casa Verde alignment in Green Valley. The proposed rezoning conforms to the Pima County Comprehensive Plan Co7-00-20. (District 4)

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

**REZONING FOR NEW PUBLIC HEARING**

6) **Co9-08-07 CRISANTES - INVESTMENTS LLC - ORACLE ROAD #2 REZONING**

Request of Crisantes Investments LLC, represented by Corrales Engineering, for a **rezoning** of **0.73** acres from **GR-1** (Rural Residential) to **CB-2** (General Business), on property located on the southeast corner of Oracle Road and Tortolita Street in Catalina. The proposed rezoning conforms to the Pima County Comprehensive Plan Co7-00-20. (District 1)

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

7) **Co9-08-09 TOLL – BORNITE WAY REZONING**

Request of Richard and Glenda Toll, represented Al Gastelum, for a **rezoning** of **6.61** acres from **SR** (Suburban Ranch) to **CR-1** (Single Residence) and **SR®** (Suburban Ranch restricted), on property located on the east side of Bornite Way at the eastern terminus of Amethyst Lane, approximately 1,000 feet south of Snyder Road. The proposed rezoning conforms to the Pima County Comprehensive Plan Co7-00-20. (District 4)

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

8) **Co9-05-24 CATALANO, ET AL – MONA LISA ROAD REZONING**

Request of Vincent and Donna Catalano and Stephen and Jennifer Nunn, represented by The Planning Center, for a rezoning of approximately **9.90** acres from **SR (Suburban Ranch)** to **CR-1 (Single Residence)**, on property located on the west side of Mona Lisa Road 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) Applicant Presentation/Public Hearing
- c) Action

9) **Co9-07-24 ARBER,LLC – TWIN LAKES DRIVE REZONING**

Request of Arber LLC, represented by Fleorchinger, Sadler, Steele, Baker, Inc, for a rezoning of approximately **10.5** acres from **GR-1 (Rural Residential)**, approximately **7.35** acres from **GR-1 (Rural Residential) (GZ) (Gateway Zone)**, and approximately **2.65** acres of **TR (GZ) (Transitional) (Gateway Zone)** to approximately **10.5** acres of **CR-3 (Single Residence) (Cluster Development Option)**, approximately **2.91** acres of **CR-3 (Single Residence) (GZ) (Gateway Zone) (Cluster Development Option)** and approximately **7.09** acres of **CR-4 (GZ) (Mixed Dwelling Type) (Gateway Zone)**, on property located on the west side of Twin Lakes Drive, approximately ½-mile north of Golder Ranch Drive (Catalina). The proposed rezoning conforms to the Pima County Comprehensive Plan Co7-00-20. (District 1)

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

10) **Co9-07-27 NOSECK/DAVIS – CAMINO DOROTEA REZONING**

Request of Ronald, Denise and Raymond Noseck and Michael Davis, represented by Psomas, for a rezoning of approximately **38.46** acres from **RH (Rural Homestead)** and approximately **12.6** acres from **RH (BZ) (Rural Homestead) (Buffer Overlay Zone)** to approximately **38.46** acres of **SR-2 (Suburban Ranch Estate)** and approximately **12.6** acres of **SR-2 (BZ) (Suburban Ranch Estate) (Buffer Overlay Zone)**, on property located on the north side of the Camino Dorotea alignment and at the southern terminus of Coyote Creek Trail Easement, approximately 1,300 feet east of Camino Loma Alta. The proposed rezoning conforms to the Pima County Comprehensive Plan Co7-00-20. (District 4)

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

11) **Co9-07-33 4D PROPERTIES – ORANGE GROVE ROAD REZONING**

Request of 4D Properties, represented by Tim McCann Consulting LLC, for a rezoning of approximately **3.60** acres from **SR (Suburban Ranch)** and approximately **0.75** acres from **CB-1 (Local Business)** to **CB-2 (General Business)**, on property located on the south side of the Orange Grove Road, approximately 600 feet east of Oracle Road. The proposed rezoning conforms to the Pima County Comprehensive Plan Co7-00-20. (District 1)

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

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

12) **Co9-78-91 HALL – BEAR CANYON ROAD REZONING**

Request of David and Judith De La Ossa for **modification (substantial change) to the following rezoning conditions: #1 “Create no more than three (3) parcels”; and #2 “Each parcel must contain a minimum of 43,560 square feet, exclusive of easements, rights-of-way, etc., if septic system is used”**. The rezoning was approved for 3 lots. The applicants propose to split one of the lots for a total of 4 lots and to make one of the lots less than 43,560 square feet. The site comprises 2.22 acres, is zoned CR-1 (Single Residence) and is located on the west side of Bear Canyon Road, approximately 750 feet north of Tolani Place. (District 4)

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

**AT OR AFTER 1:00 P.M.**

13) **NEW COMPREHENSIVE PLAN AMENDMENTS STUDY SESSION  
(NOT A PUBLIC HEARING)**

A) **Co7-08-01 FLOWING WELLS NEIGHBORHOOD ASSOCIATION AND COMMUNITY  
COALITION – N. HIGHWAY DRIVE AREA PLAN AMENDMENT**

Request of the Flowing Wells Neighborhood Association and Community Coalition to amend the Pima County Comprehensive Plan from **Resource Transition (RT), Medium/High Intensity Urban (MHIU), Neighborhood Activity Center (NAC), Multifunctional Corridor (MFC), Urban Industrial (I), and Heavy Industrial (HI)** to **Urban Industrial (I) and Heavy Industrial (HI)**. The subject property is approximately **447 acres** located on the east and west sides of Highway Drive and the east and west sides of Sullinger Avenue and the east and west sides of Camino de la Tierra, south of the Rillito River and north of the Sweetwater Drive alignment and Gardner Lane, in Sections 8, 16, 17, 20, and 21, Township 13 South, Range 13 East, in the Northwest Subregion. (District 3)

**Notification area: 600 feet**

- B) **Co7-08-02 MONUMENT WEST ESTATES LLC - N. SANDARIO ROAD PLAN AMENDMENT**  
Request of Monument West Estates LLC, represented by Ron Asta of CPE Consultants LLC, to amend the Comprehensive Plan from **Resource Transition (RT) to Medium Intensity Rural (MIR)** for approximately **53.3 acres** located at the southeast corner of N. Sandario Road and Orange Grove Road, in Section 10 of Township 13 South, Range 11 East, in the Tucson Mountains / Avra Valley Subregion. (District 3)  
**Notification area: 1,000 feet**
- C) **Co7-08-03 SISTERS OF IMMACULATE HEART OF MARY - N. SABINO CANYON ROAD PLAN AMENDMENT**  
Request of Sisters of Immaculate Heart of Mary to amend the Pima County Comprehensive Plan from **Low Intensity Urban 0.5 (LIU-0.5) to Neighborhood Activity Center (NAC)**. The subject property is approximately **43 acres** and is located east of Sabino Canyon Road, approximately ¼ mile north of River Road in Section 29, Township 13 South, Range 15 East, in the Catalina Foothills Subregion. (District 1)  
**Notification area: 1,000 feet**
- D) **Co7-08-04 AVRA VALLEY ROAD DEVELOPMENT 120, LLC – W. AVRA VALLEY ROAD PLAN AMENDMENT**  
Request of the Avra Valley Road Development 120, LLC, represented by Teresa Evidente of Coe & Van Loo Consultants, LLC, to amend the Pima County Comprehensive Plan from **Resource Transition (RT) to Low Intensity Urban 3.0 (LIU 3.0)**. The subject property is approximately **120 acres** located at the northwest corner of the intersection of Avra Valley Road and the Garvey Road easement alignment, approximately 3,000 feet east of Trico Road in Section 11, Township 12 South, Range 10 East, in the Tucson Mountains/Avra Valley Subregion. (District 3)  
**Notification area: One mile (5,280 feet)**
- E) **Co7-08-05 GOEKE – E NOYES STREET PLAN AMENDMENT**  
Request of Jon and Karen Goeke to amend the Comprehensive Plan from **Low Intensity Rural (LIR) to Medium Intensity Rural (MIR)** for approximately **5 acres** located on the south side of Noyes Street approximately 330 feet west of Langley Avenue, in Section 7. Township 17 South, Range 15 East, in the Rincon Southeast / Santa Rita Subregion. (District 4)  
**Notification area: 1,000 feet**
- F) **Co7-08-06 TITLE GUARANTY AGENCY OF AZ TR T-1323 - W. VALENCIA ROAD PLAN AMENDMENT**  
Request of Title Guaranty Agency of AZ TR T-1323 to amend the Pima County Comprehensive Plan from **Medium Intensity Urban (MIU) to Community Activity Center (CAC)**. The subject property is approximately **23 acres** adjoining Valencia and Wade roads near the southwest corner of W. Valencia Road and S. Wade Road in Section 16, Township 15 South, Range 12 East, in the Southwest Subregion. (District 3)  
**Notification area: 1,000 feet**
- G) **Co7-08-07 STATE OF ARIZONA – W. VALENCIA ROAD PLAN AMENDMENT**  
Request of the State of Arizona (Arizona State Land Department), represented by Jim Portner of Projects International, to amend the Pima County Comprehensive Plan from **Low Intensity Urban 1.2 (LIU 1.2) to Neighborhood Activity Center (NAC)**. The subject property is approximately **20 acres** located at the southeast corner of the intersection of Valencia Road and Wade Road, in Section 15, Township 15 South, Range 12 East, in the Southwest Subregion. (District 3) **Notification area: 1,000 feet**

- H) **Co7-08-08 CORTARO FARMS LAND AND CATTLE LLC AND PIOTROWSKI HOLDINGS LLC – W. CORTARO FARMS ROAD PLAN AMENDMENT**  
Request of Cortaro Land and Cattle LLC and Piotrowski Holdings LLC, to amend the Comprehensive Plan from **Low Intensity Urban 0.3 (LIU-0.3) to Multifunctional Corridor (MFC)**, for approximately **17.1 acres** located on the south side of W. Cortaro Farms Road and east of Camino de Oeste alignment in Section 30, Township 12 South, Range 13 East, in the Northwest Subregion. (District 1).  
**Notification area: 1,000 feet**
- I) **Co7-08-09 SNEEP - N. BONANZA AVENUE PLAN AMENDMENT**  
Request of Beth and Gregory Sneep to amend the Pima County Comprehensive Plan from **Low Intensity Urban 0.3 (LIU-0.3) to Low Intensity Urban 0.5 (LIU-0.5)**. The subject property is approximately **4.32 acres** and is located east of the intersection of East Martin Drive and North Bonanza Avenue in Section 35, Township 13 South, Range 15 East, in the Catalina Foothills Subregion. (District 4)  
**Notification area: 1,000 feet**
- J) **Co7-08-10 TITLE SECURITY OF ARIZONA TR 913 – W. VALENCIA ROAD PLAN AMENDMENT**  
Request of Title Security Agency of Arizona, Trust 913, represented by The WLB Group, to amend the Pima County Comprehensive Plan from **Low Intensity Urban 1.2 (LIU 1.2) to Community Activity Center (CAC)**. The subject property is approximately **17 acres** located at the northwest corner of the intersection of Valencia Road and Wade Road, in Section 9, Township 15 South, Range 12 East, in the Southwest Subregion. (District 3)  
**Notification area: 1,000 feet**
- K) **Co7-08-11 JIAHORNG LIN AND CHIHUA WU REVOCABLE TRUST, ET AL. - W. RIVER ROAD PLAN AMENDMENT**  
Request of Jiahornng Lin and Chihua Wu Revocable Trust, Jiahornng Lin and Chihua Wu Revocable Trust 33% and Suzanne Joe Kai 67%, Piotrowski Family Trust, and Suzanne Joe Kai 50% and Jiahornng Lin and Chihua Wu Revocable Trust 50% to amend the Pima County Comprehensive Plan from **Medium/High Intensity Urban (MHIU) to Community Activity Center (CAC)**. The subject property is approximately **6 acres** and is located on the north side of W. River Road approximately 350 feet east of Oracle Road in Section 13, Township 13 South, Range 13 East, in the Catalina Foothills Subregion. (District 1).  
**Notification area: 1,000 feet**
- L) **Co7-08-12 MISSION PEAKS 4000 LLC AND RUBY STAR RANCH – S. MISSION ROAD/ MISSION PEAKS 1 2008 MAJOR PLAN AMENDMENT**  
Request of Mission Peaks 4000 LLC and Ruby Star Ranch LLC, represented by Matt Lawson of Mission Peaks 4000 LLC, to amend the Comprehensive Plan from **Low Intensity Rural (LIR) and Resource Productive (RP) to Medium Intensity Urban (MIU), Medium/High Intensity Urban (MHIU), Community Activity Center (CAC), Neighborhood Activity Center (NAC), and Resource Transition (RT)** for approximately **4,216 acres** located east and west of Mission Road north of the intersection with Twin Buttes Road, and west of Mission Road south of the intersection with Twin Buttes Road in Sections 24, 25, 26, 27, 34, 35, and 36, Township 17 South, Range 12 East; Sections 19, 20, 21 and 30, Township 17 South, Range 13 East, and Sections 1 and 2 in Township 18 South, Range 12 East, in the Upper Santa Cruz Subregion. (Districts 3 and 4).  
**Notification area: One mile (5,280 feet)**

M) **Co7-08-13 ARIZONA STATE LAND DEPARTMENT – W. HELMET PEAK ROAD/ MISSION PEAKS 2 2008 MAJOR PLAN AMENDMENT**

Request of the Arizona State Land Department, represented by Matt Lawson of Mission Peaks 4000 LLC, to amend the Comprehensive Plan from **Resource Productive (RP)** to **Medium Intensity Urban (MIU), Medium/High Intensity Urban (MHIU), and Neighborhood Activity Center (NAC)** for approximately **632 acres** located on the south side of Helmet Peak Road one mile west of La Canada Drive in Section 16, Township 17 South, Range 13 East, in the Upper Santa Cruz Subregion. (District 4).

**Notification area: One mile (5,280 feet)**

- a) Staff Report
- b) Not a Public Hearing
- c) Action

14) **NEW BUSINESS**

- A) Election of the 2008-2009 Pima County Planning & Zoning Commission Officers  
Discussion/Action
- B) Update on the Joint City/County Water Study and Policy Committee.
- C) Board of Supervisors disposition of cases and State Legislation.
- D) Update on status of independent legal opinion on Cluster retroactivity.

15) **CALL TO THE AUDIENCE**

16) **ADJOURNMENT**