



# AGENDA

**PIMA COUNTY  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
WEDNESDAY, MARCH 26, 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  
Executive Session (Not a Public Hearing)  
Review of Conservation Subdivision Standards  
(Unadvertised Public Hearing)  
Continued Rezoning for Public Hearing  
New Rezoning for Public Hearing  
New Zoning Code Text Amendment  
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:**

- |     |                           |     |                    |
|-----|---------------------------|-----|--------------------|
| ( ) | Bruce Gungle, Chairman    | ( ) | Armando Membrila   |
| ( ) | Bonnie Poulos, Vice-Chair | ( ) | Howard L. Richey   |
| ( ) | Bob Cook                  | ( ) | Mary Jo Smith      |
| ( ) | John P. Hewitt            | ( ) | Thomas Spendiarian |
| ( ) | William Matter            | ( ) | Vacant District #2 |

**2) PLEDGE OF ALLEGIANCE**

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

**A) B-123 APPROVAL OF FEBRUARY 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

- 4) **EXECUTIVE SESSION (NOT A PUBLIC HEARING)**  
**Legal advice regarding the review of Conservation Subdivision Standards**

- 5) **REVIEW OF CONSERVATION SUBDIVISION STANDARDS PURSUANT TO PIMA COUNTY ZONING CODE SECTION 18.09.100.B (UNADVERTISED PUBLIC HEARING)**

Katharina Richter, on behalf of the Friends of Madera Canyon, has requested a review of Conservation Subdivision standards as they relate to the Cielo Madera Conservation Subdivision, CS-07-01, pursuant to Pima County Zoning Code Section 18.09.100.B. (District 4)

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

**CONTINUED REZONING FOR PUBLIC HEARING**

- 6) **Co9-07-25 RENOVO VENTURES LLC – JUNIPER ROAD REZONING**

Request of Renovo Ventures LLC, represented by Tim Murray for a **rezoning of 3.4 acres** from **SR (Suburban Ranch)** to **CR-2 (Single Residence)** and **SH (Suburban Homestead)** on a property located on the east side of Juniper Road, and approximately ½ mile west of Thornydale 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

**REZONING FOR PUBLIC HEARING**

- 7) **Co9-08-01 ELKINS REVOCABLE TRUST – ORACLE ROAD REZONING**

Request of **Elkins Revocable Trust**, represented by Michael J. Harris, for a **rezoning of .43 acres** from **CR-1 (Single Residence)** to **TR (Transitional)** located at the northwest corner of Oracle and Los Altos Roads, approximately ¼ mile north of Orange Grove 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

8) **Co9-07-32 DIAGNAULT/TILLEY – VIOLET AVENUE REZONING**

Request of Daniel Daignault and Scott Tilley, represented by ADC Inc, for a **rezoning** of 0.74 acres from **CR-4** (Mixed Dwelling Type) to **CI-1** (Light Industrial/Warehousing), on property located on the south side of Violet Avenue, approximately 400 feet south of Ruthrauff Road and approximately 1,100 feet east of Interstate 10. The proposed rezoning conforms to the Pima County Comprehensive Plan C07-00-20. (District 3)

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

**ZONING CODE TEXT AMENDMENTS FOR PUBLIC HEARING**

9) **Co8-08-01 CARGO CONTAINERS, WALL HEIGHTS, TEMPORARY KITCHENS, AND EXPANSION OF MODIFICATION SETBACK REQUIREMENTS TO INCLUDE ACCESSORY STRUCTURE LOT COVERAGE**

An Ordinance of the Pima County Board Of Supervisors relating to zoning; amending the Pima County Zoning Code Title 18 by amending Chapter 18.03 (General Definitions) to add Cargo Container and Vehicular Entry Architectural Feature; modifying Section 18.07.030 (Land Use Regulations) to add Cargo Containers to be allowed in Zones only in conjunction with permitted commercial development; modifying Section 18.07.050 (Development Standards Exceptions) to add walls up to 8 feet in height and Vehicular Entry Architectural Feature as an exception from required yard setbacks in lots one acre or larger; modifying Section 18.07.060 by deleting an incorrect word in the body of the Section; modifying Section 18.07.070 (Modification Of Setback Requirements) to expand the process to include expansion of lot coverage by accessory structures; and modifying Section 18.09.020 (General Requirements And Exceptions) to allow Temporary Kitchens in Single Family Dwellings subject to conditions. (All Districts)

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

10) **NEW BUSINESS**

A. Board of Supervisors disposition of cases

11) **CALL TO THE AUDIENCE**

12) **ADJOURNMENT**