



AGENDA

**PIMA COUNTY
PLANNING AND ZONING COMMISSION
REGULAR MEETING
WEDNESDAY, NOVEMBER 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
Rezoning for Continued Public Hearing
Comprehensive Plan Amendments for Continued Public Hearing
Rezoning for Public Hearing
Study Session on Cluster and Conservation Subdivisions
Zoning Code Text Amendment for Public Hearing
Specific Plan 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.

REGULAR HEARING AGENDA

1) CALL TO ORDER 9:00 A.M.

ROLL CALL:

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

2) PLEDGE OF ALLEGIANCE

3) CONSENT AGENDA (UNADVERTISED PUBLIC HEARING)

A) B-123 APPROVAL OF SEPTEMBER AND OCTOBER 2008 CHECKLISTS

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

CONTINUED REZONINGS FOR PUBLIC HEARING

- 4) **Co9-07-18 VAIL UPRR NORTH II LLC – ROCKET ROAD ALIGNMENT REZONING**
Request of Vail UPRR II LLC, represented by The Planning Center, for a **rezoning** of approximately **43.90** acres from **RH (Rural Homestead)** to **CR-5 (Multiple Residence)**, on property located on the north side of the Rocket Road alignment, approximately 2,000 feet west of Mary Ann Cleveland Way. 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
- 5) **Co9-08-14 BENSON ESTATES LLC – BENSON HIGHWAY #2 REZONING**
Request of Benson Estates LLC, represented by WLB Group, Inc., for a **rezoning** of 2.7 acres from **CR-3 (Single Residence)** to **CB-2 (General Business)**, on property located on the south side of Benson Highway, approximately 1,200 feet north of Valencia Road. The proposed rezoning conforms to the Pima County Comprehensive Plan Co7-00-20. (District 2).
- a) Staff Report
 - b) Applicant Presentation/ Public Hearing
 - c) Action

REZONINGS FOR PUBLIC HEARING

- 6) **Co9-08-12 FIDELITY NATIONAL TITLE TR 10756 – OLD VAIL ROAD REZONING**
Request of Fidelity National Title Trust 10756, represented by Rick Engineering, for a **rezoning** of **21.30** acres from **RH (Rural Homestead)** to **CI-1 (Light Industrial/Warehousing)**, on property located on the north and south sides of Old Vail Road, approximately 2,500 feet northwest of Colossal Cave Rd, between two Union Pacific railroad tracks. The proposed rezoning conforms to the Pima County Comprehensive Plan. (District 4)
- a) Staff Report
 - b) Applicant Presentation/ Public Hearing
 - c) Action

CONTINUED COMPREHENSIVE PLANS FOR PUBLIC HEARING

- 7) **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 Pima County 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 N. Camino de Oeste alignment, in Section 30, Township 12 South, Range 13 East, in the Northwest Subregion. (District 1).

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

8) **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%, represented by The WLB Group, Inc., to amend the Pima County Comprehensive Plan from **Medium/High Intensity Urban (MHIU)** to **Community Activity Center (CAC)** for approximately **5.5 acres** 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).

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

9) **STUDY SESSION ON CLUSTER AND CONSERVATION SUBDIVISIONS**

- a) Discussion
- b) Action

ZONING CODE TEXT AMENDMENT FOR PUBLIC HEARING

10) **Co8-07-04 CLUSTER SUBDIVISION PROCEDURES**

An ordinance of the Board of Supervisors of Pima County, Arizona; relating to zoning; amending the Pima County Code by adding to Section 18.09.040 for proposed cluster subdivisions, a revised process to appeal Design Review Committee cluster decisions; revised notice procedures; and revised review procedures and timeframes. (All Districts)

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

STUDY SESSION
(NOT A PUBLIC HEARING)

11) **Co23-08-02 POMEGRANATE FARMS SPECIFIC PLAN**

a) Presentation by Applicant

12) **NEW BUSINESS**

- A) Update on the Joint City/County Water Study and Policy Committee.
- B) Board of Supervisors disposition of cases.

13) **CALL TO THE AUDIENCE**

14) **ADJOURNMENT**