



# **AGENDA**

**PIMA COUNTY  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
WEDNESDAY, AUGUST 27, 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'**

Presentation

Consent Agenda

Conditional Use Permit Type III for New Public Hearing

Zoning Code Text Amendment, Rezoning for Continued Public Hearing

Building and Construction Code Text Amendment for Continued Public Hearing

Zoning Code Text Amendment for New Public Hearing

Waiver of the Platting Requirements (Unadvertised Hearing)

Modification (Substantial Change) of Rezoning Conditions

Comprehensive Plan Amendment Study Session (Not a Public Hearing)

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    | ( ) | William Matter     |
| ( ) | Bonnie Poulos, Vice-Chair | ( ) | Armando Membrila   |
| ( ) | Bob Cook                  | ( ) | Howard L. Richey   |
| ( ) | John P. Hewitt            | ( ) | Mary Jo Smith      |
| ( ) | Randall R. Holdridge      | ( ) | Thomas Spendiarian |

**2) PLEDGE OF ALLEGIANCE**

**3) Presentation**

Carmine DeBonis, Director of Development Services, will make a presentation to members of the Billboard Committee.

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

**A) B-123 APPROVAL OF JULY 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

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

4) **P21-08-034 DREXEL HEIGHTS FIRE DEPARTMENT – S. CAMINO VERDE**

Commscapes, applicant, on property at 5030 S. Camino Verde, in a SR zone, requests a **conditional use permit** for a communication tower. Chapter 18.97 in accordance with Section 18.07.030H2d of the Pima County Zoning Code allows a communication tower as a Type III conditional use in the SR zone. (District 3)

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

**ZONING CODE TEXT AMENDMENT, REZONING AND BUILDING AND CONSTRUCTION**  
**CODE TEXT AMENDMENT FOR CONTINUED PUBLIC HEARING**

5) **Co8-01-05 AIRPORT ENVIRONS AND FACILITIES (OVERLAY) ZONE REVISIONS**

A proposed ordinance of the Board of Supervisors of Pima County, Arizona amending Pima County Code Chapter 18.03, Section 18.03.020 by adding a definition for floor area ratio; amending Pima County Code Chapter 18.07, Section 18.07.040 by prohibiting public water pumping and storage facilities in airport environs land use overlay zones designated Approach-Departure Corridor One (“ADC-1”), Approach-Departure Corridor Two (“ADC-2”), and Approach-Departure Corridor Three (“ADC-3”); amending Pima County Code Chapter 18.57, Sections 18.57.020 and 18.57.030 by deleting the Military Clear Zone (“MCZ”), the Accident Potential Zone One (“APZ I”), the Accident Potential Zone Two (“APZ II”), the Compatible Use Zone 3 (“CUZ-3”), and the Compatible Use Zone Four (“CUZ-4”) from Airport Land Use Overlay Zone 3 (Davis-Monthan Air Force Base), amending the definition for the day-night average sound level, and establishing definitions for Approach-Departure Corridor One (“ADC-1”), Approach-Departure Corridor Two (“ADC-2”), Approach-Departure Corridor Three (“ADC-3”), Noise Control Zone A (“NCZ-A”), and Noise Control Zone B (“NCZ-B”); amending Pima County Code Chapter 18.57 by amending Section 18.57.010 and establishing Section 18.57.031 to add five new Airport Environs Land Use Overlay Zones to Airport Land Use Overlay Zone 3 (Davis-Monthan Air Force Base) designated as Approach-Departure Corridor One (“ADC-1”), Approach-Departure Corridor Two (“ADC-2”), Approach-Departure Corridor Three (“ADC-3”), Noise Control Zone A (“NCZ-A”), and Noise Control Zone B (“NCZ-B”), and establishing permitted uses, prohibited uses, safety requirements or performance standards, exceptions, and applicability for each of the five new zones; amending Pima County Code Chapter 18.57, Section 18.57.030 by adding new review criteria for requests for special-use waivers and variances from requirements of the zones contained in Airport Land Use Overlay Zone 3 (Davis-Monthan Air Force Base) and adding new notice requirements for requests for special-use waivers, appeals of a decision or interpretation of the hearing administrator, and requests for variances for property located in any Airport Environs Height Overlay Zone or any Airport Environs Land Use Overlay Zone; amending Pima County Code Chapter 18.57, Section 18.57.060 by repealing existing Figure 18.57.060C2, Airport Land Use Overlay Zone 3 (Davis-Monthan Air Force Base) and replacing it with new Figure 18.57.060C2, Airport Land Use Overlay Zone 3 (Davis-Monthan Air Force Base); amending Pima County Code Chapter 18.93, Section 18.93.030 by adding new review criteria for requests for variances from requirements of the zones contained in Airport Land Use Overlay Zone 3 (Davis-Monthan Air Force Base) and adding new notice requirements

for requests for variances or temporary use permits for property located in any Airport Environs Height Overlay Zone or any Airport Environs Land Use Overlay Zone. (All Districts)

Request of Pima County for a **rezoning** to expand the Airport Environs and Facilities (Overlay) Zone by approximately **2,366 acres** from RH (Rural Homestead), GR-1 (Rural Residential), SR (Suburban Ranch), CR-3 (Single Residence), TH (Trailer Homesite), SP (Specific Plan), CB-1 (Local Business), CI-1 (Light Industrial/Warehousing), and CI-2 (General Industrial) to RH (AE) (Rural Homestead - Airport Environs), GR-1 (AE) (Rural Residential - Airport Environs), SR (AE) (Suburban Ranch - Airport Environs), CR-3 (AE) (Single Residence - Airport Environs), TH (AE) (Trailer Homesite - Airport Environs), SP (AE) (Specific Plan - Airport Environs), CB-1 (AE) (Local Business - Airport Environs), CI-1 (AE) (Light Industrial/Warehousing - Airport Environs), and CI-2 (AE) (General Industrial - Airport Environs), on properties in the vicinity of Davis-Monthan Air Force Base in unincorporated Pima County. Properties included in this request are more specifically located on the west side of Houghton Road on north and south sides of Brekke Road; on the south side of Old Vail Road west of the Freeman Road alignment and north of Rocket Road; on the north and south sides of Old Vail Connection Road east of Houghton Road; on the north side of Interstate 10 west of Rita Road and east of Kolb Road; on the east and west sides of Kolb Road north of Valencia Road; on the north and south sides of Valencia Road east of Kolb Road and west of Pantano Road; and on the east and west sides of Randolph Avenue south of 44<sup>th</sup> Street north of Columbia Street and east of Country Club Road. The proposed rezoning conforms to the Pima County Comprehensive Plan (Co7-00-20). (Districts 2 and 4)

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

6) **Co19-08-01 BUILDING AND CONSTRUCTION CODES TEXT AMENDMENTS**

A proposed ordinance of Pima County, Arizona; relating to Building and Construction; amending Section 1 of Ordinance 2006-91, the 2006 International Building Code, to incorporate Noise Level Reduction Design And Construction Standards; and Readopting Section 6 of Ordinance 2006-91, the 2006 International Property Maintenance Code, to Reference Arizona Revised Statutes §11-268; and amending Chapter 15.04 of the Pima County Code to reflect the amendments adopted. (All Districts)

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

**ZONING CODE TEXT AMENDMENT  
FOR NEW PUBLIC HEARING**

7) **Co8-08-03 OFF-STREET PARKING AND LOADING STANDARDS TEXT AMENDMENT**

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA; RELATING TO ZONING; AMENDING THE PIMA COUNTY ZONING CODE TITLE 18 BY AMENDING CHAPTER 18.75 (OFF-STREET PARKING AND LOADING STANDARDS); AMENDING SECTION 18.75.030 (OFF-STREET PARKING STANDARDS); AMENDING SECTION 18.75.040 (DEVELOPMENT STANDARDS); AMENDING TABLE 18.75-1: PARKING SPACES REQUIRED; AND AMENDING SECTION 18.75.050 (MODIFICATION OR WAIVER OF REQUIREMENTS). (ALL DISTRICTS)

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

**REZONING FOR NEW PUBLIC HEARING**

8) **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/New Public Hearing
- c) Action

9) **Co9-08-08 RIVERSIDE ASSOCIATES, ET AL – RIVER ROAD #2 REZONING**

Request of Riverside Associates and Pima County, represented by The Planning Center, for a **rezoning** of approximately **14.79** acres from **SH (Suburban Homestead)** to approximately **8.71** acres of **TR (Transitional)**, approximately **4.11** acres of **CB-2 (General Business)** and approximately **1.97** acres of **SH® (Suburban Homestead) (Restricted)**, on property located on the east and west sides of river Road at Roller Coaster Road, approximately 2,000 feet east of La Cholla Boulevard. The proposed rezoning conforms to the Pima County Comprehensive Plan Co7-00-20. (District 1)

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

10) **Co9-07-26 LAWYERS TITLE OF ARIZONA TRUST 7992 T – MAGEE ROAD #2 REZONING**

Request of Lawyers Title of Arizona Trust 7992 T, represented by Craig Courtney, for a **rezoning** of **1.95 acres** from **TR (Transitional)** to **CB-2 (General Business)**, on property located on the northwest corner of Magee Road and La Cholla Boulevard. The proposed rezoning conforms to the Pima County Comprehensive Plan C07-00-20. (District 1)

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

11) **Co9-08-11 LOPEZ – RIVER ROAD REZONING**

Request of Gerald and Brenda Lopez, represented by the Planning Center, for a **rezoning** of **0.83 acres** from **SH (Suburban Homestead)** to **TR (Transitional)**, on property located on the northwest corner of River Road and Keyv Place. The proposed rezoning conforms to the Pima County Comprehensive Plan Co7-00-20 (District 1)

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

**WAIVER OF THE PLATTING REQUIREMENTS**  
**(UNADVERTISED PUBLIC HEARING)**

12) **Co9-08-13 SMITHSON – PINTO LANE REZONING**

Request of Ted and Peggy Smithson, represented by Matthew Maynard, for a **waiver of the platting requirement of the Lago Del Oro Zoning Plan**. The applicant requests a **rezoning** of **1.49 acres** from **GR-1 (Rural Residential)** to **SH (Suburban Homestead)** on property located on the east side of the Bowman Road Alignment, approximately 300 feet south of Pinto Lane in Catalina. The proposed rezoning conforms to the Pima County Comprehensive Plan Co7-00-20. (District 1)

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

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

13) **Co9-88-25 WETMORE #2-7198 – FAIRVIEW AVENUE REZONING**

Request of Dobbs Motors of Arizona, represented by The Planning Center, for a **modification (substantial change) of rezoning condition: #12** “The Development Plan, when submitted per Chapter 18.71 if the Zoning Code (Development Standards), shall adhere to the revised preliminary development plan as presented at the public hearing”. The subject property is approximately **6.0 acres**, is conditionally zoned CB-2 (General Business Zone), and is located on the southeast corner of Fairview Avenue and Wetmore Road. (District 3)

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

**COMPREHENSIVE PLAN AMENDMENT STUDY SESSION  
(NOT A PUBLIC HEARING)**

14) **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 (and Pima County Development Services Department) 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 **449 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**

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

15) **NEW BUSINESS**

- A) Study Session: Discussion on Affordable Housing/Modular Unit Ordinance Discussion
- B) Update on the Joint City/County Water Study and Policy Committee.
- C) Board of Supervisors disposition of cases.
- D) Update on status of independent legal opinion on Cluster retroactivity.

16) **CALL TO THE AUDIENCE**

17) **ADJOURNMENT**