



# **AGENDA**

**PIMA COUNTY  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
WEDNESDAY, MAY 28, 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 Public Hearing  
Zoning Code Text Amendment  
Building & Construction Codes Text Amendment  
Initiation for 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 APRIL 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

**REZONING FOR PUBLIC HEARING**

4) **Co9-06-46 CUMMINGS - ORACLE ROAD REZONING**

Request of Scott Cummings, represented by The Planning Center, for a **rezoning** of approximately **2.25** acres from **GR-1 (GZ) (Rural Residential) (Gateway Overlay Zone)** to **CB-2 (GZ) (General Business) (Gateway Overlay Zone)**, on property located on the west side of Oracle Road, approximately 275 feet south of Mainsail Boulevard 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

5) **Co9-08-02 HINKLE – CLAYTON ROAD REZONING**

Request of Jerrol Jay Hinkle, represented by Pat Hinkle, for a **rezoning** of **3.66** acres from **RH (Rural Homestead)** to **GR-1 (Rural Residential)**, on property located on the west side of Clayton Road, approximately 1,300 feet north of Twin Peaks Road and ½ mile west of Sanders Road. The proposed rezoning conforms to the Pima County Comprehensive Plan Co7-00-20. (District 3).

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

6) **Co9-08-06 BEECROFT –NOYES STREET EASEMENT REZONING**

Request of Jay and Ann Beecroft, for a **rezoning** of **5** acres from **RH (Rural Homestead)** to **GR-1 (Rural Residential)**, on property located on the south side of Noyes Street easement, approximately 900 feet west of the south Kolb Road Alignment and approximately 3,200 feet North of Sahuarita 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

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

7) **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 definitions 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 18.93, 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) Public Hearing
- c) Action

8) **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) Public Hearing
- c) Action

9) **INITIATION FOR ZONING CODE TEXT AMENDMENT**

Staff requests that the Planning and Zoning Commission initiate the text amendment relating to modify the Pima County Zoning Code Chapter 18.75 Off-Street Parking and Loading Standards, in order to update the standards to make more efficient use of parking areas, which is in keeping with the Board of Supervisor's Sustainability Resolution adopted on May 1, 2007.

- a) Staff Report
- b) Action

10) **NEW BUSINESS**

- A) Selection of Nomination Committee for 2008-2009 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.
- E) Update on scheduling status of cell tower briefing.

11) **CALL TO THE AUDIENCE**

12) **ADJOURNMENT**