



AGENDA

**PIMA COUNTY
PLANNING AND ZONING COMMISSION
REGULAR MEETING
WEDNESDAY, OCTOBER 29, 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
Continued Comprehensive Plan Amendment for Public Hearing
Continued Rezoning for Public Hearing
Specific Plan Amendment for Public Hearing
Rezoning for Public Hearing
Comprehensive Plan Amendments for Public Hearing
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.

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 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

CONTINUED COMPREHENSIVE PLAN FOR PUBLIC HEARING

- 4) **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

CONTINUED REZONING FOR PUBLIC HEARING

- 5) **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

SPECIFIC PLAN AMENDMENT FOR PUBLIC HEARING

- 6) **Co23-08-01 SOUTH KOLB ROAD SPECIFIC PLAN (FIRST AMENDMENT)**
Request of Lucky Levin Railroad, LLC and Valencia Kolb Properties, LLC, represented by The Planning Center, to **rezone** approximately **83.4** acres from **RH (AE) (Rural Homestead) (Airport Environs and Facilities)**, **SR (AE) (Suburban Ranch) (Airport Environs and Facilities)**, and **CI-1 (Light Industrial/Warehousing Zone)** to **SP (AE) (Specific Plans, South Kolb Road Specific Plan) (Co23-88-1) (Airport Environs and Facilities)**, adopted as Ordinance #1988-182 and amended by Resolution #2006-331), located east of South Kolb Road and on the north and south sides of West Valencia Road. The request lies within and conforms to the Pima County Comprehensive Plan Co7-00-20. The request site lies within the Pima County Comprehensive Plan Davis-Monthan Air Force Base (DMAFB) Special Area Policies High Noise area (Noise Control District – NCD A, NCD B) and a portion of the site lies within the Pima County Comprehensive Plan Davis-Monthan Air Force Base (DMAFB) Special Area Policies Approach-Departure Corridor 2 (ADC 2). (District 4)

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

REZONINGS FOR PUBLIC HEARING

7) **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

8) **Co9-08-17 VIA LATIGO 5651 LLC – LAS LOMITAS ROAD REZONING**

Request of Via Latigo 5651 LLC, represented by Perry Whitthorne of Indevco Partners, Inc., for a **rezoning** of approximately 3.31 acres from **SR (Suburban Ranch)** to **CR-1 (Single Residence)**, on property located on the western terminus of Las Lomitas Road approximately 1,300 feet north of Oracle Jaynes Station Road and approximately 1,900 feet east of La Cholla Boulevard. The proposed rezoning conforms to the Pima County Comprehensive Plan C07-00-20. (District 1).

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

COMPREHENSIVE PLAN AMENDMENTS FOR PUBLIC HEARING

9) **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)** for approximately **449 acres** located on the east and west sides of N. Highway Drive and the east and west sides of N. Sullinger Avenue and the east and west sides of N. Camino de la Tierra, south of the Rillito River and north of the W. Sweetwater Drive alignment and W. Gardner Lane, in Sections 8, 16, 17, 20, and 21, Township 13 South, Range 13 East, in the Northwest Subregion. (District 3).

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

c) Action

10) **Co7-08-04AVRA VALLEY ROAD DEVELOPMENT 120, LLC – W. AVRA VALLEY ROAD PLAN AMENDMENT**

Request of the Avra Valley Road Development 120, LLC, represented by 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)** for approximately **120 acres** located at the northwest corner of the intersection of W. Avra Valley Road and the N. Garvey Road easement alignment, approximately 3,000 feet east of N. Trico Road, in Section 11, Township 12 South, Range 10 East, in the Tucson Mountains/Avra Valley Subregion. (District 3).

a) Staff Report

b) Applicant Presentation/ Public Hearing

c) Action

11) **Co7-08-11 JIAHORNG LIN AND CHIHUA WU REVOCABLE TRUST, ET AL. - W. RIVER ROAD PLAN AMENDMENT**

Request of Jiahorng Lin and Chihua Wu Revocable Trust, Jiahorng Lin and Chihua Wu Revocable Trust 33% and Suzanne Joe Kai 67%, Piotrowski Family Trust, and Suzanne Joe Kai 50% and Jiahorng 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

12) **Co7-08-12 MISSION PEAKS 4000, LLC AND RUBY STAR RANCH, LLC – S. MISSION ROAD/ MISSION PEAKS 1 2008 MAJOR PLAN AMENDMENT**

Request of Mission Peaks 4000, LLC and Ruby Star Ranch, LLC, represented by Mission Peaks 4000, LLC, to amend the Pima County 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 S. Mission Road north of the intersection with W. Twin Buttes Road, and west of S. Mission Road south of the intersection with W. 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, Township 18 South, Range 12 East, in the Upper Santa Cruz Subregion. (Districts 3 and 4).

a) Staff Report

b) Applicant Presentation/ Public Hearing

c) Action

13) **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 Mission Peaks 4000 LLC, to amend the Pima County 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 W. Helmet Peak Road one mile west of S. La Canada Drive, in Section 16, Township 17 South, Range 13 East, in the Upper Santa Cruz Subregion. (District 4).

a) Staff Report

b) Applicant Presentation/ Public Hearing

c) Action

14) **INITIATION FOR ZONING CODE TEXT AMENDMENTS**

Staff requests that the Planning and Zoning Commission authorize and initiate a revision to the Pima County Zoning Code to modify the following Pima County Zoning Code Chapters:

- A. 18.01 (General Provisions) Application of Zoning Code to modify the requirements for zoning permits in Section 18.01.030.2. As it relates to zoning permits for structures of 200 square feet or less in area;
- B. To provide relief from the requirement to obtain a conditional use permit for water pumping storage facilities, telephone or telegraph distribution installation or electrical receiving or distribution station in Chapters 18.12 IR (Institutional Reserve Zone), 18.13 RH (Rural Homestead Zone) and 18.14 GR-1 (Rural Residential);
- C. To modify Section 18.37.020 MU (Multiple Use Zone) Conditional Uses to provide relief from the requirement to obtain Conditional Use Permits for all of the non-residential uses allowed in the zone;
- D. To eliminate the requirement to obtain a conditional use permit for a restaurant serving liquor in the CB-1(Local Business) zone Section 18.43;
- E. To eliminate the requirement in Section 18.45.030, Permitted Uses, of a decorative masonry wall around the perimeter of a self-storage facilities;
- F. To eliminate the requirement of the Design Review Committee to review a rezoning site analysis for compliance with the Chapter 18.67 Buffer Overlay Zone;
- G. To include additional mitigation methods for impacted safeguarded native plants, Section 18.72.090;

- H. To eliminate the requirement of the Design Review Committee to review and approve a sign placed in a required bufferyard, Chapter 18.79 Sign Standards.
- I. To eliminate the requirements for Type I Conditional Use Permits for Assisted Living Center on Sections 18.27 CR-4 and 18.29 CR-5 after a rezoning has been approved specifically for assisted living centers and hearings have occurred at the Planning and Zoning Commission and the Board of Supervisors.

a) Discussion/Action

15) NEW BUSINESS

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

16) CALL TO THE AUDIENCE

17) ADJOURNMENT