



AGENDA

**PIMA COUNTY
PLANNING AND ZONING COMMISSION
REGULAR MEETING
WEDNESDAY, APRIL 30, 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
Conditional Use Permit Type III for Public Hearing
Continued Zoning Code Text Amendment
Rezoning for 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.

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 MARCH 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) **P21-08-010 TORTOLITA PRESBYTERIAN CHURCH – W. CAMINO ALTO**
T-Mobile, applicant, on property located at 3770 W. Camino Alto, in the 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 1
- a) Staff Report
 - b) Applicant Presentation/ Public Hearing
 - c) Action

CONTINUED ZONING CODE TEXT AMENDMENT FOR PUBLIC HEARING

- 5) **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
 - c) Action

REZONING FOR PUBLIC HEARING

6) **Co9-08-03 FIDELITY NATIONAL TITLE TR 30218 – VENTANA HEIGHTS PLACE REZONING**

Request of Fidelity National Title Tr 30218, represented by Albert Moussa, for a **rezoning** of 6.6 acres from **SR(BZ)** (Suburban Ranch, Buffer Overlay) to **SR(R)(BZ)** (Suburban Ranch, restricted, Buffer Overlay) and **CR-1(BZ)** (Single Residence, Buffer Overlay), on property located on the terminus of Ventana Heights Place, approximately ¼ mile north of the southeast terminus of Craycroft Road and Kolb 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

7) **Co9-07-02 PARK COMPANY OF ARIZONA INC – DUVAL MINE ROAD REZONING**

Request of Park Company of Arizona Inc, represented by Tierra Planning Services, for a **rezoning** of 53.00 acres from **RH** (Rural Homestead) to **CR-4** (Mixed Dwelling Type), on property located on the south side of Duval Mine Road and on north side of the Camino Casa Verde alignment in Green Valley. 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

8) **NEW BUSINESS**

- A. Board of Supervisors disposition of cases

9) **CALL TO THE AUDIENCE**

10) **ADJOURNMENT**