



# AGENDA

**PIMA COUNTY  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
WEDNESDAY, SEPTEMBER 24, 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 New Public Hearing  
Continued Rezoning for Public Hearing  
Rezoning for Public Hearing  
Comprehensive Plan Amendments 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.

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**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 Membriola  |
| <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 AUGUST 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) **P21-08-058 THREE POINTS FIRE DISTRICT – W. CAMINO LUCIDO**

Commscapes, applicant, on property at 11777 W. Camino Lucido, in a RH 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 RH zone. (District 3)

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

5) **P21-08-067 PIMA COUNTY – N. SHANNON RD**

The Lyle Company, applicant, on property at 7770 N. Shannon Rd., 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 1)

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

**CONTINUED REZONINGS FOR PUBLIC HEARING**

6) **Co9-08-07 CRISANTES - INVESTMENTS LLC - ORACLE ROAD #2 REZONING**

Request of Crisantes Investments LLC, represented by Corrales Engineering, for a **rezoning** of **0.73** acres from **GR-1** (Rural Residential) to **CB-2** (General Business), on property located on the southeast corner of Oracle Road and Tortolita Street 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

7) **Co9-08-09 TOLL – BORNITE WAY REZONING**

Request of Richard and Glenda Toll, represented Al Gastelum, for a **rezoning** of **6.61** acres from **SR** (Suburban Ranch) to **CR-1** (Single Residence) and **SR®** (Suburban Ranch restricted), on property located on the east side of Bornite Way at the eastern terminus of Amethyst Lane, approximately 1,000 feet south of Snyder 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

## REZONING FOR PUBLIC HEARING

- 8) **Co9-08-15 INA BUSINESS CENTER LLC – CAMINO DE LA TIERRA #3 REZONING**  
Request of Ina Business Center LLC, represented by Craig Courtney, for a **rezoning** of approximately **3 acres** from **TR (Transitional)** to **CB-2 (General Business)**, on property located on the northwest corner of Ina Road and Camino De La Tierra. The proposed rezoning conforms to the Pima County Comprehensive Plan Co7-00-20. (District 1)

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

## COMPREHENSIVE PLAN AMENDMENTS FOR NEW PUBLIC HEARING

- 9) **Co7-08-03 SISTERS OF IMMACULATE HEART OF MARY - N. SABINO CANYON ROAD PLAN AMENDMENT**

Request of Sisters of Immaculate Heart of Mary, represented by The Planning Center, to amend the Pima County Comprehensive Plan from **Low Intensity Urban 0.5 (LIU-0.5)** to **Neighborhood Activity Center (NAC)** for approximately **43 acres** located on the east side of N. Sabino Canyon Road, approximately ¼ mile north of E. River Road, in Section 29, Township 13 South, Range 15 East, in the Catalina Foothills Subregion. (District 1)

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

- 10) **Co7-08-05 GOEKE – E. NOYES STREET PLAN AMENDMENT**

Request of Jon and Karen Goeke to amend the Pima County Comprehensive Plan from **Low Intensity Rural (LIR)** to **Medium Intensity Rural (MIR)** for approximately **5 acres** located on the south side of E. Noyes Street, approximately 330 feet west of S. Langley Avenue, in Section 7, Township 17 South, Range 15 East, in the Rincon Southeast / Santa Rita Subregion. (District 4)

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

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

12) **Co7-08-02 MONUMENT WEST ESTATES, LLC - N. SANDARIO ROAD PLAN AMENDMENT**

Request of Monument West Estates, LLC, represented by CPE Consultants, LLC, to amend the Pima County Comprehensive Plan from **Resource Transition (RT)** to **Medium Intensity Rural (MIR)** for approximately **53.3 acres** located at the southeast corner of N. Sandario Road and W. Orange Grove Road, in Section 10, Township 13 South, Range 11 East, in the Tucson Mountains / Avra Valley Subregion. (District 3)

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

13) **Co7-08-09 SNEEP - N. BONANZA AVENUE PLAN AMENDMENT**

Request of Gregory and Britta Sneep Revocable Trust to amend the Pima County Comprehensive Plan from **Low Intensity Urban 0.3 (LIU-0.3)** to **Low Intensity Urban 0.5 (LIU-0.5)** for approximately **4.32 acres** located east of the intersection of E. Martin Drive and N. Bonanza Avenue, in Section 35, Township 13 South, Range 15 East, in the Catalina Foothills Subregion. (District 4)

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

14) **Co7-08-06 TITLE GUARANTY AGENCY OF AZ TR T-1312 - W. VALENCIA ROAD PLAN AMENDMENT**

Request of Title Guaranty Agency of Arizona TR T-1312, represented by Gordon T. Alley, III, to amend the Pima County Comprehensive Plan from **Medium Intensity Urban (MIU)** to **Community Activity Center (CAC)** for approximately **25.76 acres** adjoining W. Valencia and S. Wade roads near the southwest corner of W. Valencia Road and S. Wade Road, in Section 16, Township 15 South, Range 12 East, in the Southwest Subregion. (District 3)

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

15) **Co7-08-07 STATE OF ARIZONA – W. VALENCIA ROAD PLAN AMENDMENT**

Request of the State of Arizona, represented by Projects International, to amend the Pima County Comprehensive Plan from **Low Intensity Urban 1.2 (LIU 1.2)** to **Neighborhood Activity Center (NAC)** for approximately **20 acres** located at the southeast corner of the intersection of W. Valencia Road and S. Wade Road, in Section 15, Township 15 South, Range 12 East, in the Southwest Subregion. (District 3) **Notification area: 1,000 feet**

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

16) **Co7-08-10 TITLE SECURITY AGENCY OF ARIZONA TR 913 – W. VALENCIA ROAD PLAN AMENDMENT**

Request of Title Security Agency of Arizona, Trust 913, represented by The WLB Group, Inc., to amend the Pima County Comprehensive Plan from **Low Intensity Urban 1.2 (LIU 1.2)** to **Community Activity Center (CAC)** for approximately **17 acres** located at the northwest corner of the intersection of W. Valencia Road and S. Wade Road, in Section 9, Township 15 South, Range 12 East, in the Southwest Subregion. (District 3)

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

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

18) **CALL TO THE AUDIENCE**

19) **ADJOURNMENT**