



*Amended*

## **AGENDA**

**PIMA COUNTY  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
WEDNESDAY, FEBRUARY 25, 2009**

**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 Rezoning for Public Hearing

Continued Comprehensive Plan Amendment for Public Hearing

Conditional Use Permits for Public Hearing

Rezoning for Public Hearing

Zoning Code Text Amendment for Public Hearing

Joint City-County Study

New Business

Call to the Audience

Open Meetings Law Training Session on/or after 2:30

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

2) **PLEDGE OF ALLEGIANCE**

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

A) **B-123 APPROVAL OF JANUARY 2009 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 REZONING PLAN FOR PUBLIC HEARING**

4) **Co9-08-14 BENSON ESTATES LLC – BENSON HIGHWAY #2 REZONING**

Request of Benson Estates LLC, represented by WLB Group, Inc., for a **rezoning** of approximately 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

**CONTINUED COMPREHENSIVE PLAN AMENDMENT FOR PUBLIC HEARING**

5) **Co7-08-04 AVRA 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

**CONDITIONAL USE PERMITS FOR PUBLIC HEARING**

6) **P21-08-082 M3/KAPPLER LLC – WEST SUNSET ROAD**

Crown Communications, applicant, on property at 2051 W. Sunset Rd, in a TR 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 TR zone. (District 1)

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

7) **P21-09-005 UNISOURCE ENERGY CORPORATION – NORTH REBECCA AVENUE**

Commscapes, applicant, on property at 2550 N. Rebecca Av., 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 4)

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

- c) Action

### **REZONING FOR PUBLIC HEARING**

- 8) **Co9-07-10 CARDINAL IRVINGTON HOMES LLC – CARDINAL AVENUE REZONING**  
Request of Cardinal Irvington Homes, LLC, represented by Laidlaw Consulting, LLC, for a **rezoning** of approximately **14.42 acres** from **SH (Suburban Homestead) and TDR-RA (Transfer of Development Rights Receiving Area)** to **CR-4 (Mixed Dwelling Type) and TDR-RA (Transfer of Development Rights Receiving Area)**, on property located on the southwest corner of Cardinal Avenue and Irvington Road. The proposed rezoning conforms to the Pima County Comprehensive Plan Co7-00-20. (District 5)
  - a) Staff Report
  - b) Applicant Presentation/ Public Hearing
  - c) Action

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

- 9) **Co8-08-02 SAFE ROUTES**  
AN ORDINANCE OF THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA; RELATING TO ZONING; AMENDING THE PIMA COUNTY ZONING CODE TITLE 18 BY AMENDING SECTION 18.03.020 (DEFINITIONS) TO ADD A DEFINITION OF SAFE ROUTES AND AMENDING SECTIONS 18.09.020 (GENERAL REQUIREMENTS AND EXCEPTIONS), SECTION 18.69.040 (GENERAL PERFORMANCE AND DESIGN STANDARDS),; SECTION 18.69.090 (RESIDENTIAL RECREATION AREAS),; SECTION 18.73.040 (SCREENING AND BUFFERYARD REQUIREMENTS) TO REMOVE BARRIERS TO, ENCOURAGE CREATION OF AND PROVIDE GUIDELINES FOR SAFE ROUTES(ALL DISTRICTS)
  - a) Staff Report
  - b) Applicant Presentation/ Public Hearing
  - c) Action

### **JOINT CITY-COUNTY STUDY** **(NOT A PUBLIC HEARING)**

- 10) **WATER INFRASTRUCTURE SUPPLY AND PLANNING STUDY**  
Follow up from February 18, 2009 joint meeting with city of Tucson Planning Commission, review and possible action on Phase I draft report, and discussion of future phases of the study.
  - a) Discussion/Action

11) **NEW BUSINESS**

- A) Board of Supervisors disposition of cases.
- B) Public Informational and procedural suggestions for Commission Meetings – Commissioner Matter.
- C) Monthly Report – Discussion.

12) **CALL TO THE AUDIENCE**

13) **OPEN MEETINGS LAW TRAINING SESSION ON/OR AFTER 2:30 P.M**

- a ) Discussion/Action

14) **ADJOURNMENT**