



# **AGENDA**

**PIMA COUNTY  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
WEDNESDAY, MARCH 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 Zoning Code Text Amendment for Public Hearing

Rezoning for Public Hearing

Conditional Use Permits for Public Hearing

Initiation for Zoning Code Text Amendment

Zoning Code Text 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:**

- |     |                           |     |                    |
|-----|---------------------------|-----|--------------------|
| ( ) | Bruce Gungle, Chairman    | ( ) | Armando Membrila   |
| ( ) | Bonnie Poulos, Vice-Chair | ( ) | Howard L. Richey   |
| ( ) | Bob Cook                  | ( ) | Mary Jo Smith      |
| ( ) | Randall R. Holdridge      | ( ) | Thomas Spendiarian |
| ( ) | William Matter            | ( ) | Vacant             |

**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

## REZONING FOR CONTINUED PUBLIC HEARING

4) **Co9-08-12 FIDELITY NATIONAL TITLE TR 10756 – OLD VAIL ROAD REZONING**

Request of Fidelity National Title Trust 10756, represented by Rick Engineering, for a **rezoning** of approximately **21.30 acres** from **RH (Rural Homestead)** to **CI-1 (Light Industrial/Warehousing)**, on property located on the north and south sides of Old Vail Road, approximately 2,500 feet northwest of Colossal Cave Rd, between two Union Pacific railroad tracks. The proposed rezoning conforms to the Pima County Comprehensive Plan. (District 4)

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

## ZONING CODE TEXT AMENDMENT FOR CONTINUED PUBLIC HEARING

5) **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) Public Hearing
- c) Action

## REZONINGS FOR NEW PUBLIC HEARING

6) **Co9-07-13 CIRCLE K STORES, INC. – VALENCIA ROAD #2 REZONING**

Request of Circle K Stores, Inc., represented by David Cisiewski, for a **rezoning** of approximately 4.36 acres from **CB-2© (General Business - Conditional)** and **GR-1 (Rural Residential)** to **CB-2 (General Business)**, on property located on the northeast corner of Valencia Road and Camino De La Tierra. 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

7) **Co9-07-21 STEWART TITLE AND TRUST TR 3652 – NORTH COMO DRIVE REZONING**

Request of Stewart Title And Trust Tr 3652, represented by The Planning Center, for a **rezoning** of approximately **59.91 acres** from **RH (Rural Homestead)** to **SR-2 (Suburban Ranch Estate)**, on property located approximately 2,500 feet west of North Como Drive, approximately one half mile northwest of the intersection of Moore Road and La Cholla Boulevard. 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

8) **Co9-08-20 FIDELITY NATIONAL TITLE TR 60357 – HARRINGTON STERLING PLACE REZONING**

Request of Fidelity National Title Trust 60357, represented by The WLB Group, for a **rezoning** of approximately **2.76 acres** from **SR (Suburban Ranch)** to **CR-1 (Single Residence)**, on property located on the northeast corner of the intersection of Harrington Sterling Place and Limberlost Road, approximately 1,500 feet west of Soldier Trail. 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

**CONDITIONAL USE PERMITS FOR NEW PUBLIC HEARING**

9) **P21-09-008 AVILA & ARAIZA – SOUTH SASABE ROAD**

Commnet of Arizona LLC; Applicant, on property at 41400 S. Sasabe Rd., in the IR 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 IR zone. (District 3)

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

10) **P21-09-004 MEGNA CORPORATION – EAST LORI ROAD**

Commscapes; Applicant, on property at 25255 E. Lori Rd., in the 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 4)

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

**ZONING CODE TEXT AMENDMENTS FOR NEW PUBLIC HEARING**

**11) Co8-08-04 ZONING PERMITS; WATER DISTRIBUTION INSTALLATIONS; CONDITIONAL USE PERMITS FOR RESTAURANTS SERVING LIQUOR; MU ZONE SPECIAL USE PERMITS; SELF-STORAGE PERIMETER WALLS; BUFFER OVERLAY ZONE DESIGN REVIEW COMMITTEE SITE ANALYSIS REVIEW; AND NATIVE PLANT PRESERVATION ADDITIONAL ALTERNATIVE PRESERVATION METHOD TEXT AMENDMENTS**

Proposal to amend by ordinance the following Chapters and Sections of the Pima County Code Title 18 to: Amend Chapter 18.01 General Provisions, Section 18.01.030, Application of Zoning Code, to clarify that zoning Development Standards apply to buildings 200 square feet and under in size; Amending Chapters 18.12 IR (Institutional Reserve Zone), 18.13 RH (Rural Homestead Zone) and 18.14 GR-1 (Rural Residential) to eliminate Conditional Use Permit requirements relating to water distribution installations; Modifying Section 18.37.020 MU (Multiple Use Zone) to change the name of the required permit from conditional use to MU Special Use Permit to distinguish the process from conditional use permits processes found in other chapters of the Zoning Code; Modifying Section 18.43.030 CB-1 (Local Business), Permitted Uses, to eliminate the requirement for conditional use permit to serve liquor in a restaurant; Amending Chapter 18.45 CB-2 (General Business Zone), Section 18.45.030 Permitted Uses, Subsection F, to delete the perimeter wall requirement for single story self-storage facilities and clarify that walls in Chapter 18.73 Landscaping Standards apply; Amending the Buffer Overlay Zone Chapter 18.67, Section 18.67.070, Rezoning and Specific Plan Procedural Requirements, to delete the Design Review Committee review requirement; and amending Section 18.72.090 Native Plant Preservation, Applicability and Exceptions, to include an additional alternative preservation method. (All Districts)

- a) Staff Report
- b) Public Hearing
- c) Action

**12) INITIATION OF ZONING CODE TEXT AMENDMENT- TIME LIMITS**

Staff requests that the Planning and Zoning Commission authorize and initiate a revision to the Pima County Zoning Code to modify time limits for Development Plans, Tentative Subdivision Plats and Type II Grading Permits.

- a) Discussion/Action

13) **Co8-09-01 TIME LIMITS FOR DEVELOPMENT PLANS, TENTATIVE SUBDIVISION PLATS AND TYPE II GRADING PERMITS TEXT AMENDMENT**

Proposal to amend by ordinance the Pima County Zoning Code Title 18, Section 18.01.030 to give the Development Services Director authority to lengthen initial approval time limits and approve time limit extensions for Development Plans, Tentative Subdivision Plats, and Type II Grading Permits and to provide for related fees. (All Districts)

- a) Staff Report
- b) Public Hearing
- c) Action

14) **NEW BUSINESS**

- A) Update on the Joint/City Water Study and Policy Committee.
- B) Board of Supervisors disposition of cases.
- C) Public Informational and procedural suggestions for Commission Meetings. – Commissioner Matter.
- D) Membership of Casas Adobes West 2 Neighborhood Coalition.

15) **CALL TO THE AUDIENCE**

16) **ADJOURNMENT**