



AGENDA

PIMA COUNTY PLANNING AND ZONING COMMISSION REGULAR MEETING WEDNESDAY, APRIL 29, 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

Continued Conditional Use Permit for Public Hearing

Conditional Use Permit 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:

- | | |
|--|---|
| <input type="checkbox"/> Bruce Gungle, Chairman | <input type="checkbox"/> Armando Membriila |
| <input type="checkbox"/> Bonnie Poulos, Vice-Chair | <input type="checkbox"/> Howard L. Richey |
| <input type="checkbox"/> Bob Cook | <input type="checkbox"/> Mary Jo Smith |
| <input type="checkbox"/> Randall R. Holdridge | <input type="checkbox"/> Thomas Spendiarian |
| <input type="checkbox"/> William Matter | <input type="checkbox"/> Vacant |

2) PLEDGE OF ALLEGIANCE

3) CONSENT AGENDA (UNADVERTISED PUBLIC HEARING)

A) B-123 APPROVAL OF MARCH 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) **Co9-08-20 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

ZONING CODE TEXT AMENDMENT FOR CONTINUED PUBLIC HEARING

5) **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

CONDITIONAL USE PERMIT FOR CONTINUED 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

CONDITIONAL USE PERMIT FOR NEW PUBLIC HEARING

7) P21-09-009 POZO & GIUSEPPE – EAST OLD SPANISH TRAIL

American Tower Corporation, applicant, on property at 12620 E. Old Spanish Tr., 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

8) NEW BUSINESS

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

9) CALL TO THE AUDIENCE

10) ADJOURNMENT