



## Santa Cruz County Planning and Zoning Commission

Kathi Campana, Chair, District 3

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Marcelino Varona, District 1

Billy Padilla, District 2

Daniel Bell, District 1

Guillermo Valencia, District 2

Randy Heiss, District 3

Jordan Cox, District 3

### AGENDA

June 22, 2023

1:00 PM

Santa Cruz County Complex  
2150 N. Congress Drive, Room 120  
Nogales AZ 85621

Posted on \_\_\_\_\_ at \_\_\_\_\_ AM/PM  
\_\_\_\_\_ Roberto Rojas L  
Lead Planning and Development Technician

Notice is further given that one or more members of the Planning and Zoning Commission may attend this meeting telephonically.

Members of the public may call to listen and view the meeting by following these steps:

- Dial (669)900-6833
- Enter the Meeting ID: 897 9261 6928
- Presentation Zoom Meeting Link: <https://us02web.zoom.us/j/89792616928>

All incoming calls for the meeting will be muted.

If you would like to speak during Call to the Public please take the following actions:

1. Email Roberto Rojas at [rliquidano@santacruzcountyz.gov](mailto:rliquidano@santacruzcountyz.gov)
2. Identify the Planning and Zoning Commission's hearing date, the agenda item # and title.
3. Name & Telephone Number
4. Comments or questions should be sent and received by no later than June 20, 2023 at 5:00PM for the June 22, 2023 Planning and Zoning Commission hearing.
5. In order to make a comment during Call to the Public, please dial \*9, which will indicate you want to speak.

To obtain a copy of the agenda go to

<https://www.santacruzcountyz.gov/AgendaCenter/Search/?term=&CIDs=2,&startDate=&endDate=&dateRange=&dateSelector=>

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<https://www.santacruzcountyz.gov/162/Planning-Zoning-Commission>

- A. CALL TO ORDER/PLEDGE OF ALLEGIANCE.
- B. ROLL CALL – DECLARATION OF A QUORUM.

**C. CALL TO THE PUBLIC:**

1. This is the time for the public to comment. Members of the Commission may not discuss items that are not specifically identified on the agenda. Therefore, pursuant to A.R.S. §38-431.01(H), action taken as a result of public comment will be limited to directing staff to study the matter, responding to any criticism or scheduling the matter for further consideration and decision at a later date.

**D. ACTION ITEMS**

1. **Case No. CUP-23-2-02 Parcel No. 114-50-072** A request for a Conditional Use Permit for an Outpatient Clinic on a B-2 (General Commercial) zoned property located at 1131 Circulo Mercado, Rio Rico, AZ 85648. Article 9, Section 9230.A.4 of the Santa Cruz County Zoning and Development Code allows Outpatient Clinics to be granted by the Planning and Zoning Commission after a public hearing.
  - a. Staff Report and questions from the Commission.
  - b. Presentation by the Applicant or Applicant's representative; questions from the Commission.
  - c. Public Hearing.
  - d. Commission discussion and possible action.
2. **Case No. CP-23-01 Rio Rico/I-19 Economic Development Corridor**, Baca Float #3 is requesting a Major Comprehensive Plan Amendment to reclassify approximately 3,550 acres of land from Ranch (R), Mixed Use (MU), High Density Residential (HDR), and Medium Density Residential (MDR) to Industrial/Commercial (IC), Commercial (C), Commercial, Mining, Multi-Family (CMM), Educational, Office, Industrial Campus (EOI), High Density Residential (HDR), Medium Density Residential (MDR), and Low Density Residential. The properties are located along the I-19 corridor and Pendleton Drive in the Rio Rico area within the Central Santa Cruz County Character Area.
  - a. Staff Report and questions from the Commission.
  - b. Presentation by the Applicant or Applicant's representative; questions from the Commission.
  - c. Public Hearing.
  - d. Commission discussion and possible action.
3. **Case No. SZP-23-01 Rio Rico/I-19 Economic Development Corridor**, Baca Float #3 is requesting a Specific Zoning Plan (SZP) to rezone approximately 3,550 acres of land from General Rural (GR), General Business (B2), and Residential (R-5) to the Rio Rico / I-19 SZP Zoning designation, to promote a comprehensive, mixed-use development including a variety of land uses currently allowed in the County's Single Family, Multi-Family, Commercial and Industrial Zoning Districts as well as some additional proposed uses not expressly allowed in those districts. The properties are located along the I-19 corridor and Pendleton Drive in the Rio Rico area within the Central Santa Cruz County Character Area.
  - a. Staff Report and questions from the Commission.
  - b. Presentation by the Applicant or Applicant's representative; questions from the Commission.
  - c. Public Hearing.

d. Commission discussion and possible action.

**E. DIRECTOR'S REPORT**

**F. ADJOURNMENT**

The Planning and Zoning Commission may vote to hold an executive session for the purpose of obtaining legal advice from the Board's Attorney on any matter listed on the agenda pursuant to A.R.S. §38-431.03(A)(3).