



Santa Cruz County Planning and Zoning Commission

Kathi Campana, Chair, District 3
Ruben Gonzalez, District 2
Billy Padilla, District 2

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Daniel Bell, District 1
Randy Heiss, District 3

Marcelino Varona, District 1
Guillermo Valencia, District 2
Jordan Cox, District 3

AGENDA

August 24, 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
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 August 23, 2023 at 5:00PM for the August 24, 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-23-3-04 Parcel No. 109-67-051** A request for a Conditional Use Permit for a Home Occupation on a GR (General Rural) zoned property located at 12 Shooting Star Ln. Elgin, AZ 85611. Article 10, Section 1003.I of the Santa Cruz County Zoning and Development Code allows Home Occupations 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. CUP-23-3-05 Parcel No. 117-01-479**, A request for a Conditional Use Permit to contain up to 12 farm animals on a R-2 (Residential) zoned property located at 203 Camino San Xavier, Rio Rico, AZ. 85648. Article 9, Section 933(B) of the Santa Cruz County Zoning and Development Code allows to contain farms animals 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.
3. **Case No. CP-23-02 and REZ-23-01 Parcels No. 112-23-027D; 112-23-048; 112-23-049; 112-23-027E**: Don Partners, LLC and Tubac Legacy Projects, LLC desires to develop approximately 39.9 acres of land on 63.7 acres of property near Tubac AZ. The property is located west of the Interstate 19 Highway Exit 34 Interchange and adjacent to the West Frontage Road. The Ownership is proposing to develop the property with a sustainable residential community that includes a mix of attached small-lot townhomes and detached, large-lot single-family residential ranch homes. A Minor Comprehensive Plan Amendment is required to reclassify 39.9 acres of land from Ranch (R) to Low-Density Residential (LDR) and High-Density Residential (HDR). In addition, a Rezoning is required to rezone approximately 13.6 acres of land from B-2 (General Business) to MF (Multi-Family), 13.64 acres of land from B-2 (General Business) to R-1 (Single-Family Residential), 4.72 acres of land from B-2 (General Business) to GR (General Rural), and 12.7 acres of land from GR (General Rural) to R-1 (Single-Family Residential).
 - 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).