

MINUTES
ORO VALLEY PLANNING AND ZONING COMMISSION
REGULAR/STUDY SESSION
December 2, 2014
ORO VALLEY COUNCIL CHAMBERS
11000 N. LA CANADA DRIVE

[REGULAR SESSION AT OR AFTER 6:00 PM](#)

[CALL TO ORDER](#)

Chairman Cox called the December 2, 2014 session of the Oro Valley Planning and Zoning Commission Regular Session to order at 6:00 PM.

[ROLL CALL](#)

PRESENT: Don Cox, Chairman
John Buette, Vice-Chairman
Greg Hitt, Commissioner
Bill Rodman, Commissioner
Bill Leedy, Commissioner
Frank Pitts, Commissioner
Tom Drazazgowski, Commissioner

ALSO PRESENT:

Joe Hornat, Council Member
Council Liaison Lou Waters, Vice - Mayor
Bayer Vella, Interim Planning Manager
Joe Andrews, Chief Civil Deputy Attorney
David Laws, Permit Division Manager
Chuck King, Inspection Division Manager

[PLEDGE OF ALLEGIANCE](#)

Chairman Cox led the Planning and Zoning Commission members and audience in the Pledge of Allegiance.

3. [PUBLIC HEARING: A ZONING CODE TEXT AMENDMENT TO THE MODIFIED REVIEW PROCESS ENABLED BY THE ENVIRONMENTALLY SENSITIVE LANDS SECTION OF THE ZONING CODE. THE PROPOSED AMENDMENT TO SECTION 27.10.D.3.F.2.ii.h WOULD ALLOW LIMITED CHANGES TO A TENTATIVE DEVELOPMENT PLAN TO BE ADMINISTERED AS PROVIDED IN SECTION 22.3.D.2.b.i THROUGH SECTION 22.3.D.2.b.iii., OV714-011](#)

Staff Report and Attachment 1 - Proposed Code Amendment

Michael Spaeth, Senior Planner, presented the following:

- Modified Review Process
- Conservation Subdivision Design
- Existing Criteria for revised Tentative Development Plan
- Proposed Code Amendment

Chairman Cox opened the public hearing.

Jeff Grobstein, Oro Valley resident, stated he is in favor this zoning code text amendment.

Paul Oland, Non-Oro Valley resident, commented that the language helps clarify issues that have come up in the past.. Setbacks are something the Planning Director should have the ability to adjust according to the clustered lot size. Mr. Oland suggested adding the word "perimeter" before the word "setback".

Chairman Cox closed the public hearing.

MOTION: A motion was made by Commissioner Leedy and seconded by Commissioner Drazagowski to Recomend Approval of the Zoning Code Amendment in Attachment 1, related to the modified review process, based on the findings in the staff report with a modification of adding the word "perimeter" before the word "setbacks".

Attachment 1

Proposed Code Language Planning and Zoning Commission December 2, 2014

Section 27.10.F.2.c.iii.h

“Modified Review Process. Site Plans and preliminary plats submitted in SUBSTANTIAL conformance with the approved Tentative Development Plan, as determined by the Planning and Zoning Administrator, may be administratively approved. ANY PROPOSED CHANGES TO A TENTATIVE DEVELOPMENT PLAN MUST BE ADMINISTERED AS SPECIFIED IN SECTION 22.3.D.2.b.i, ii and iii.”

- i. Any change to the permitted use or uses. Permitted uses shall mean the primary and alternative uses as set forth in the Tentative Development Plan and conditions attached to the approved rezoning.
- ii. Any change to the development standards or zoning conditions relating to building heights, PERIMETER setbacks, open space requirements, any reduction in open space, parking, floor area ratios and density.

iii. Any change to the Tentative Development Plan associated with this rezoning which would vary any material terms or conditions of the rezoning, which would modify any proposed density standards, any kinds of street or land improvements proposed affecting the standards and layout for vehicular circulation, signs and nuisance controls intended for the development.

MOTION carried, 7-0.

ADJOURNMENT

MOTION: A motion was made by Commissioner Rodman and seconded by Commissioner Leedy to adjourn the Planning and Zoning Study Session at 9:11 PM.

MOTION carried, 7-0.