



# Pima County

MEETING LOCATION  
Administration Bldg - East  
130 W. Congress Street  
1st Floor  
Tucson, AZ 85701  
Public Access to Hearing  
Room at 8:40 a.m.

## Legislation Details

**File #:** File ID 13221 **Version:** 1 **Name:**  
**Type:** Public Hearing Item **Status:** Public Hearing  
**File created:** 6/23/2021 **In control:** Development Services  
**On agenda:** 7/6/2021 **Final action:** 7/6/2021

**Title:** Hearing - Zoning Code Text Amendment  
P21TA00001, BENSON HIGHWAY/PALO VERDE ROAD INFILL OVERLAY ZONE TEXT  
AMENDMENT

A proposal to amend by ordinance the Pima County Zoning Code, Chapter 18.68 (Infill Overlay Zone) to identify the optional Benson Highway/Palo Verde Road Infill Overlay Zone; described as the unincorporated MU (Multiple Use) zoned properties located on the south side of E. Benson Highway between S. Country Club Road and S. Alvernon Way, the unincorporated CB-2 (General Business) zoned properties located on the north side of E. Benson Highway and west of S. Palo Verde Road, and the unincorporated MU zoned properties located on the north side of E. Felix Boulevard and west of S. Palo Verde Road and adding an optional set of development standards to encourage development for the Benson Highway/Palo Verde Road Infill Overlay Zone including waiving specific use permits and fees; permitting additional commercial uses; replacing the requirement for a development plan with a site plan; reducing the minimum side and rear property line setbacks for structures; reducing landscape bufferyard requirements except for the trees; and, increasing the maximum lot coverage allowed; and, amending the related Chapter 18.05 (Zones) to add the Benson Highway/Palo Verde Road Infill Overlay Zone. On motion, the Planning and Zoning Commission voted 8-0 (Commissioners Maese and Matter were absent) to recommend APPROVAL. Staff recommends APPROVAL. (District 2)

If approved, pass and adopt: ORDINANCE NO. 2021 - 17

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** ,

Date	Ver.	Action By	Action	Result
7/6/2021	1	Board of Supervisors		