

## ZONING EXAMINER'S AGENDA - UPDATED

Thursday, January 19, 2023

6:00 PM

**MEETING NOTE: Due to the impacts of the COVID-19 pandemic, which have prompted declarations of a public health emergency at the local, state and federal levels, this meeting will be conducted using measures to protect public health. This meeting will be held remotely through technological means, as permitted under Arizona law. These measures are in place to limit the need for members of the public to participate in large public gatherings, while ensuring that the discussions, deliberations and actions of the Zoning Examiner are transparent and conducted openly.**

### **IN-PERSON ATTENDANCE BY MEMBERS OF THE PUBLIC WILL BE PROHIBITED.**

The Zoning Examiner, on behalf of the Mayor and Council, conducts a public hearing and considers testimony for each rezoning in the City of Tucson. The Zoning Examiner may impose reasonable limitations on the number of speakers and the length of the testimony.

After the Public Hearing, the Zoning Examiner issues written reports with findings of fact and a recommendation. A preliminary report is issued five working days after the close of the public hearing. A final report is issued 14 days after the close of the public hearing and transmitted to the Mayor and Council. Any person may request a public hearing before Mayor and Council provided the written appeal is filed with the City Clerk within 14 days after the close of the Zoning Examiner's public hearing. The Mayor and Council make the final decision on all rezoning requests.

Please join the Zoning Examiner hearing from your computer, tablet, or smartphone. Members of the public may view, listen to, and participate in the hearing online by going to the Zoning Examiner website and clicking "Join Meeting" at the top of the page. The Zoning Examiner website may be accessed at the following location: <https://www.tucsonaz.gov/pdsd/zoning-examiner>.

You can also dial in using your phone.

United States: +1 346-248-7799 Meeting ID: 824 9464 9853#

If you encounter difficulty accessing the hearing please contact Dan Bursuck at 520-837-4984 or [TucsonRezoning@tucsonaz.gov](mailto:TucsonRezoning@tucsonaz.gov) for technical assistance.

The public has the following options to provide comment to the Zoning Examiner:

- 1) Members of the public may submit written comments prior to the hearing by sending an email to [TucsonRezoning@tucsonaz.gov](mailto:TucsonRezoning@tucsonaz.gov). The email should include the Zoning Examiner public hearing date, the case number or name, and your name. Written comments must be received no later than 5:00 pm Wednesday, January 18, 2023.
- 2) Individuals wishing to speak during the hearing may join the hearing via teleconference and should submit a written request to [TucsonRezoning@tucsonaz.gov](mailto:TucsonRezoning@tucsonaz.gov). Written request should be received by no later than 5:00 pm Wednesday, January 18, 2023. The email should include the Zoning Examiner public hearing date, your name, and the phone number you will use for the teleconference. The phone number provided will be used to identify the individual when/if being called upon to speak during the public hearing by the Zoning Examiner. Individuals wishing to speak but who did not submit a prior written request will be provided instructions by the Zoning Examiner at the time of the hearing on how to provide comments.

You may speak in favor or in opposition to the rezoning or special exception during the public hearing.

**CALL TO ORDER - 6:00 P.M.**

**ADMINISTRATION OF OATH TO PERSONS WISHING TO TESTIFY**

**PUBLIC HEARING**

**1. Case: TP-ENT-1022-00001 Super Star Car Wash – Golf Links Road (Ward 4)**

Proposed Development: This is a request to rezone approximately xxx acres from C-1 to C-2 zoning to develop a full-service car wash. The rezoning site is comprised of vacant land on the south side of E Golf Links Road, approximately 350 feet east of S Pantano Parkway.

- a. Review of Rezoning Process
- b. Interested Parties

*Owner:* Lewis Golf Links LLP  
6431 E Shepherd Hills  
Tucson, AZ 85710-1124

*Applicant/Agent:* Burch & Cracchiolo  
1850 N Central Avenue, Suite 1700  
Phoenix, AZ 85004

*Architect/Engineer:* Bowman  
3275 W Ina Road, Suite 220  
Tucson, AZ 85741

**2. Case (RECONSIDERATION): C9-22-10 Casita Village at Tanque Verde, SR to R-2 (Ward 2)**

Proposed Development: This is a request to rezone approximately 11.62 acres from SR to R-2 zoning to develop a single-story 54-unit casita village. The rezoning site is comprised of vacant land on the southside of Tanque Verde Road, approximately 1500-feet from Bear Canyon Road.

- c. Review of Rezoning Process
- d. Interested Parties

*Owner:* TV Partners, LLC  
PO Box 41194  
Tucson, AZ 85717-1194

*Applicant/Agent/Engineer:* Lexy Wellot\*\*  
The Planning Center  
2 E Congress Street, Suite 600  
Tucson, AZ 85701

**ADJOURNMENT**

Si usted tiene algunas preguntas respecto a estas peticiones de excepcion especial, favor de llamar al Departamento de Planeacion y Desarrollo, al numero de telefono 791-5550.

\* The staff reports and related case maps are available online at <http://pdsd.tucsonaz.gov/pdsd/public-hearing-agenda-materials-rezoning-special-exceptions-original-city-zoning>

\*\*Updated with correct applicant information