

ZONING EXAMINER'S AGENDA
Thursday, March 2, 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 email 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. 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, March 1, 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. **Written request should be received by no later than 5:00 pm Wednesday, March 1, 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-1222-00008 Dogtopia – Speedway Blvd, C-1 Zoning (Ward 6)

Proposed Development: This is a request for a Special Exception land use in the C-1 Zone for an animal service use for a dog day care. The project is located at 2845 E Speedway Boulevard, approximately 900-feet west of Country Club Road.

- a. Review of Special Exception Process
- b. Interested Parties

Owner: 2845 E Speedway, LLC
2823 E Speedway Blvd, Ste 201
Tucson, AZ 85716-3858

Applicant/Agent: Keri Silvyn & Robin Large
Lazarus & Silvyn, P.C.
5983 E Grant Road, Suite 290
Tucson, AZ 85712

Henry Jennings
Surfing Pup, LLC
4330 N 28th Way
Phoenix, AZ 85016

2. Case: TP-ENT-1222-00009 Storage 365 – Midvale Park, O-3 to C-2 Zoning (Ward 1)

Proposed Development: This is a request for a rezoning from O-3 to C-2 for the construction of a personal storage facility. The property is located at 6555 S Midvale Park Rd, approximately 600-feet southeast of the intersection of W Valencia Road and S Midvale Road.

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

Owner: OTB-Midvale & Valencia, LLC
2390 E Camelback Rd, Ste 410
Phoenix, AZ 85016-3479

Applicant/Agent:

Keri Silvyn & Robin Large
Lazarus & Silvyn, P.C.
5983 E Grant Road, Suite 290
Tucson, AZ 85712

Joe Boy Enterprises, LLC
C/O Shawn Valk
1450 T L Townsend Dr., Suite 100
Rockwall, TX 75032-4909

ADJOURNMENT

Si usted tiene algunas preguntas respecto a estas peticiones de excepción especial, favor de llamar al Departamento de Planeación y Desarrollo, al número de teléfono 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>