

ZONING EXAMINER'S AGENDA

Thursday, May 25, 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, May 24, 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, May 24, 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-0223-00013 First & Foothills PAD, R-3 to PAD zoning (Ward 3)
(***Continued from April 27, 2023 hearing)**

Proposed Development: This is a request for a Rezoning to PAD for a self-storage facility. The project is located at 720 E Foothills Dr, adjacent to N 1st Ave and approximately 1,260 feet north of the intersection of 1st Ave and E River Rd.

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

Owner: First & River Storage LLC c/o Scott Schulze
6376 Deerbrook Road
Oak Park, CA 91377

Applicant/Agent: Brian Underwood
The Planning Center
2 E Congress St #600
Tucson, AZ 85701

**2. Case: C9-22-02 Tucson Mountain RV Park PAD – Ajo Way, R-1 to PAD (Ward 1)
REMAND**

Proposed Development: This case has been remanded back to the Zoning Examiner for a new public hearing to seek additional public comment with regards to whether the changes to the application adequately address the issues raised in the protest. This is a rezoning request to rezone approximately 0.95 acres from R-1 to PAD zoning to establish the Tucson Mountain RV Park Planned Area Development (PAD). The proposal is for a 20-unit recreational vehicle (RV) park with a registration/security office and a small restroom/laundry area. The term “PAD” is used to refer to both the subject property and the document that provides land use regulations for the subject property. The base zoning for the PAD will be the RV Zone but tailored to provided flexibility for

the site in its existing condition. The rezoning site is located at 2059 W Ajo Way on the south side of Ajo Way approximately 400 feet east of the intersection of W Ajo Way and La Cholla Boulevard.

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

Owner: Danny Eftimoff
Danny Builders
2059 W Ajo Way
Tucson, AZ 85713

Applicant/Agent/Engineer: Thomas Guido, PE
T and T Engineering, LLC
1925 W River Road, #6108
Tucson, AZ 85704

3. Case: TP-ENT-0323-00017 T-Mobile Rhiannon Drive, R-2 Zoning (Ward 4)

Proposed Development: This is a request for a special exception land use request for a 65-foot tall utility pole with wireless communications facility. The project is located at 7867 E Rhiannon Drive, approximately 185 feet west of Pantano Road and 25 feet south of Golf Links Road.

- c. Review of Special Exception Process
- d. Interested Parties

Owner: City of Tucson
ATTN: Tiana Clark, Real Estate Division
PO Box 27210
Tucson, AZ 85726

Applicant/Agent: Pinnacle Consulting
Scott Hopper
1426 N Marvin St, Suite 101
Gilbert AZ 85233

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>