

ZONING EXAMINER'S AGENDA

Thursday, July 13, 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/Departments/Planning-Development-Services/Public-Meetings-Boards-Committees-Commissions/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, July 12, 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, July 12, 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-1122-00003 Sixth at Campbell PAD – C-1, R-2, and P to PAD (Continued** from June 29, 2023) (Ward 6)**

Proposed Development: This is a request for a rezoning from C-1, R-2, and P to PAD for a multi-story, mixed-use development comprised of storefront retail with a market, and multi-family dwelling units, with building heights ranging from 50 – 80 feet. The project is located at the southwest corner of 6th Street and Campbell Avenue.

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

Owner: Scott Cummings
Scott Cummings Properties
324 E. 8th Street, #230
Tucson, AZ 85705

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

2. Case: TP-MOD-0523-000012 La Estancia Plan Area Development (PAD-7), Development Area 18 – Major Change (Ward 4)

Proposed Development: This is a request for a major amendment to La Estancia PAD (PAD-7), to reduce the required setback of 280 feet to 65 feet for residential development in Development Area 18 to adjacent industrially zoned properties.

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

Owner: April Worden
WAA Investment LLC
5901 S Belvedere Ave
Tucson, AZ 85706-4911

Applicant/Agent: Lexy Wellott and Garrett Aldrete
The Planning Center
2 E Congress Street, Suite 600
Tucson, AZ 85701

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
<https://www.tucsonaz.gov/Departments/Planning-Development-Services/Public-Meetings-Boards-Committees-Commissions/Zoning-Examiner>