

ZONING EXAMINER'S AGENDA

Thursday, July 27, 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 26, 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 26, 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-0523-00020 Select Medical – North Wilmot Road, O-3 to C-3 zoning (Ward 6)

Proposed Development: This is a request for a Rezoning to C-3 for a Select Medical Rehabilitation Facility. The project is located at 355 N Wilmot Road, approximately 1,460 feet north of the intersection of Broadway Boulevard and Wilmot Road.

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

Owner: Nick Belfer – Owner Rep.
Select Medical Property Ventures LLC
4716 Gettysburg Rd
Mechanicsburg, PA 17055

Applicant/Agent: Matt Updegraff
Kimley-Horn Engineering
1001 W Southern Ave, Suite 131
Mesa, AZ 85210

2. Case: TP-ENT-0523-00021 Tire Mart – 5570 E Travel Plaza Way, C-2 to C-3 zoning (Ward 5)

Proposed Development: This is a request for a Rezoning to C-3 for a Southern Tire Mart. The project is located at 5570 E Travel Plaza Way, approximately 475 feet east of the intersection Travel Plaza Way and Craycroft Road.

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

Owner: Pilot Travel Centers LLC
PO Box 54470
Lexington, KY 40555

Applicant/Agent: Erin Harris
Kimley-Horn Engineering
3300 E Sunrise Drive, Suite 130
Tucson, AZ 85718

3. Case: TP-ENT-0523-00022 Irvington Road – Mission Village OCZ, County CB-1, SH to City C-1, SH zoning (Ward 1)

Proposal: Establishment of Original City Zoning, translation of Pima County CB-1 and SH Zone to City of Tucson C-1 and SH Zone. Ward 1). The annexation district is located at approximately 2010 West Irvington Road, on the northwest and southwest corners of the intersection of Irvington Road and Mission Road.

- e. Review of Special Exception Process
- f. Interested Parties

Owner: Multiple

Applicant/Agent: Mike Czechowski
City of Tucson
255 W Alameda St
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>