

ZONING EXAMINER'S AGENDA

Thursday, July 20, 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 19, 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 19, 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 July 13, 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-ENT-0223-00013 First & Foothills PAD, R-3 to PAD zoning (Ward 3)

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.

- c. Review of Special Exception Process
- d. 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

3. Case: TP-ENT-0223-00012 Broadway – Rosemont Apartments, R-1 and C-1 to OCR-1 (Ward 6)

Proposed Development: This is a request to rezone 6.1 acres from R-1 Urban Residence and C-1 Commercial to OCR-1 Office/Commercial/Residential. The project is located at 5002 E. Broadway Boulevard at the southwest corner of the intersection of Broadway Boulevard and Rosemont Boulevard. The proposed development is for the construction of 222 studio, one- and two-bedroom apartments.

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

Owner: Broadway-Rosemont, LLC
Andrew Romo
2730 E. Broadway, Suite 135
Tucson, AZ 85716

Applicant/Agent: Thomas Warne
JL Investments
70 W. Cushing Street
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>