

ZONING EXAMINER'S AGENDA

October 26, 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# Passcode: 281408

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 October 25, 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 October 25, 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-0723-00031 - Houghton & Escalante, SR to R-2 (Ward 4)

Proposed Development: This is a request for a rezoning of parcel 136-12-027Q from SR Residential to R-2 Residential for a subdivision. The project is located northwest of the Houghton & Escalante intersection.

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

Owner: CAMFE LLC 25%, SEAMUS CAPITAL LLC 50%,
BTO DEVELOPMENTS LLC 25%
8372 N. Mountain Stone Pine Way
Tucson, AZ 85743

Applicant/Agent: JAS ENGINEERING
Jeffrey Stanley
200 East Yvon Drive
Tucson, Arizona 85704

2. Case: TP-ENT-0823-00034 – Dorado Park Office Plaza (Ward 6)

Proposed Development: This is a request for a rezoning of a 1.58 acre area at 1611 N Wilmot Road from O-3 (Office) to C-1 (Commercial) to accommodate esthetician or other personal service uses allowed in a C-1 zone.

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

Owners: WILMOT PIMA WORKSPACE LLC
PO BOX 40333
TUCSON AZ 85717

Applicant/Agent: LEXY WELLOTT
THE PLANNING CENTER
2 E CONGRESS STREET SUITE 600
TUCSON AZ 85701

3. Case: TP-ENT-0623-00027 – Your Space Self Storage (Ward 1)

Proposed Development: This is a request for a rezoning of a 2.74 acre parcel at 980 W. Irvington from C-1 (Commercial) to C-2 (Commercial) to accommodate a self-storage facility. The project is located north of Irvington and east of Interstate 19.

- e. Review of Rezoning Process
- f. Interested Parties

Owners: VIDA FINA LLC
6147 E. 3rd St.
TUCSON AZ 85711

Applicant/Agent: LEXY WELLOTT
THE PLANNING CENTER
2 E CONGRESS STREET SUITE 600
TUCSON AZ 85701

4. Case: TP-ENT-0823-00035 – Intelligent Design (Ward 3)

Proposed Development: This is a request for a rezoning of a combined 1.58 acre parcel at 1145 E. Fort Lowell Road from R-2(Residential) and O-3 (Office) to C-2 (Commercial) to accommodate a corporate headquarters, warehouse and charitable works center. The project is located north of East Fort Lowell and Navajo Road.

- g. Review of Rezoning Process
- h. Interested Parties

Owners: ANDREW & AIMEE DOBBINS
2200 W. LA OSA ST
TUCSON AZ 85705

Applicant/Agent: BRIAN UNDERWOOD
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 520-791-5550.

* 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>