



May 2, 2023

Mr. John Beall
Entitlement Section Manager
City of Tucson Planning and Development Services
201 North Stone Avenue
Tucson, AZ 85701

REZONING Preliminary Development Plan TP-MOD_0525-000012 Date 5/10/2023 Planning & Development Services
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Subject: La Estancia Planned Area Development (PAD) Major Amendment Request
TPC Job No: WAA-01

Dear Mr. Beall:

On behalf of WAA Investment Holdings, LLC, we respectfully request a major amendment to La Estancia Planned Area Development (PAD – 7) to reduce the prescribed residential setback from adjacent industrially zoned properties, specifically for residential development in Development Area 18. In addition to inserting language to allow for a reduced setback, minor scrivener errors and inconsistent references within the PAD will be corrected.

Project Location and Context

The 25-acre property subject to this major amendment request consists of one parcel, identified by assessor parcel number (APN): 141-36-6950, located at 6930 East Camino Boleadoras on the eastern edge of La Estancia PAD. The subject property is known as Development Area 18 and designated as Commercial (C) within the PAD. Refer to *Exhibit A: Project Location* for the subject property's location within La Estancia PAD.

The subject property is bordered by Kolb Road, an arterial street, and wraps around the north and west sides of industrially-zoned properties that contain a variety of businesses, manufacturers, or vacant parcels to the east. Camino Boleadoras, a collector street, is adjacent to the property's northern boundary, with one- and two-story single-family homes on the other side of the road. South Camino El Coco and one- and two-story homes currently under construction border the property's western boundary. Development Area 20 within the PAD, designated as Regional Freeway Commercial (RFC), borders the subject property to the south. Refer to *Exhibit A: Project Location and Exhibit B: Surrounding Context* for a depiction of the surrounding land uses, and *Exhibit C: Existing Zoning* depicts the adjacent zoning.

Background

Approved in 1999 by Mayor and Council, La Estancia PAD was established with the goal of creating a vibrant 555-acre master-planned community that brings residential, commercial, and industrial opportunities together at a highly accessible location through thoughtful development regulations and design standards. As a result of the growing workforce in the general vicinity, the recent shift in development trends due to e-commerce and remote working, and a concerted effort between the master developer and the City, La Estancia has evolved into a highly sought-after residential community.

However, much of the remaining available land within the PAD is unable to develop with additional residential uses, including the 25-acre parcel highlighted above, which has a limited ability to accommodate new housing due to a 280-foot setback from adjacent industrial zones or uses (refer to *Exhibit D: Plan Amendment Request*).

The setback and limited area, coupled with the property's irregular shape, high labor and development costs, and the abundance of more suitable and accessible commercial/industrial properties on Kolb Road, have stifled the property owner's ability to attract commercial users. Recognizing that much of this area has drastically changed over the last 24 years since the PAD was initially adopted and that there is a severe need to provide housing supply and variety in this area, the property owner is requesting to reduce the prescribed setback to allow the property to economically develop the property with residential uses and maximize its ability to positively contribute to the City's housing needs.

WAA Investment Holdings' vision for this 25-acre property is to retain approximately three acres along Kolb Road for future development of commercial uses, such as a fuel station and restaurants, intended to support local businesses and nearby residents. The remaining 22 acres are envisioned to develop into a multi-family residential community consisting of one- and two-story structures under a single ownership, which is critical to ensuring the compatibility of the adjacent industrial users.

Proposed Amendment

In addition to minor reference and scrivener error corrections, this major amendment request proposes to amend the development standards for residential uses within Development Area 18. More specifically, this request proposes amending Section III.4.c.4 of the La Estancia PAD to read:

"No residential development will be permitted within 280 feet of any adjacent I-2 zone or use, except for in Development Area 18. In Development Area 18, primary residential structures shall be set back at least 65 feet from any adjacent I-2 zone or use."

The proposed language above is suggestive; we are prepared to work with staff to fine-tune this language. Accompanying this letter is a clean copy of the PAD and redlined pages.

Design Compatibility

To support the existing and planned employment centers in this region and diversify the housing options in a flourishing master-planned community, the property owner is seeking this amendment to allow for residential structures within 65 feet of an industrial zone or users. A 65-foot building setback lends to a development pattern on the site that configures landscaping, parking areas, and access lanes along the east and south property lines. This treatment positions any future residence away from the property's perimeter and establishes a buffer that provides a transition from the neighboring industrial properties.

In addition to providing an inherent transition through the setback and design treatment anticipated in between, a six-foot decorative masonry wall will also be provided on the property line enclosing any future residential development. In looking at the applicable screening standards prescribed by the City of Tucson Unified Development Code (UDC), no screening is required for multi-family residential uses, parking lots, or commercial development. By enclosing the future residential community with a wall, a physical and

visual barrier protects the adjacent industrial users from unwanted activities (vandalism, debris trespass/collection, etc.).

In looking at the applicable perimeter yard standards prescribed by the UDC, a typical setback for residential uses when adjacent to industrial zones is the greater of 10 feet or three-quarters of the building height. And, for industrial uses adjacent to residential zones, buildings shall be setback two times the building height. The proposed 65-foot building ensures compatibility with the industrial properties as it places a setback on the subject property comparable to what would be required by code if the industrial properties were to develop/redevelop.

To further ensure compatibility with the adjacent industrial properties, the property owner will require all future tenants to sign disclosure statements with their leases acknowledging their proximity to existing and possible future industrial user adjacent to the site.

Public Outreach Summary

Recognizing the public outreach efforts that occurred back in 1999 when La Estancia was originally adopted, our team started this process off by sending letters to all owners of the industrially zoned properties located south and east of the site to discuss the proposed amendment (refer to *Exhibit E: Initial Letters*). Only one individual responded to our inquiry, the president of Skyline Assayers and Laboratories, Mr. JP Rosso.

Linda Morales, CEO of The Planning Center, and I met with Mr. Rosso at his facility on February 21, 2023. We discussed the property owner's vision for the site, the proposed amendment to the La Estancia PAD, and the amendment process. Mr. Rosso described Skyline's operation and production process, which he suggested as being entirely indoors and non-intrusive. Mr. Rosso expressed that locating residential units within 65 feet would not be an issue for them and recommended that we make a second attempt to reach the owners of Sasol Chemicals and Johnson Wells Co. due to their operations. Taking Mr. Rosso's advice, we resent letters to Sasol Chemicals and Johnson Wells Co. on February 27, 2023.

On March 13, 2023, Linda Morales and I met with Ms. Sarah Hughes, Sasol's Stakeholder Relations Manager, to discuss the property owner's vision for the property, the proposed amendment to the La Estancia PAD, and the amendment process. Ms. Hughes explained Sasol's operations and suggested that their more intensive operations have since shifted to other facilities across the county and that their current/planned operations occur indoors and are non-intrusive to the existing residences in La Estancia or any future tenants on the subject property. Recently, Ms. Hughes reached out, stating that she spoke to the local manager of the facility, and he expressed no concerns with the reduced setback for residential uses. However, there is some concern about the existing drainage condition in the area, which will be addressed should this project progress to the following stages of development. The owner is committed to continuing the drainage discussion with Sasol as the project progresses.

On April 13, 2023, our team hosted a neighborhood meeting via Zoom to discuss the proposed PAD amendment. The neighborhood meeting was noticed correctly utilizing mailing labels provided by the City of Tucson Planning and Development Services Department. All property owners within 400 feet of the subject property and all neighborhood associations within one mile of the property were notified (refer to *Exhibit F: Documentation of Neighborhood Meeting*). While no one attended the neighborhood

meeting, we have since been contacted by two other property owners, Mr. Peper, who owns property abutting the site's eastern boundary, and Anna Contreas, representative of Tucson Stucco Company (see *Exhibit B*).

After explaining the proposed request and the property owner's vision, Mr. Peper expressed displeasure with the reduced setback. He suggested that a series of unwanted activities have occurred on the property from the current residents in La Estancia, resulting in damage to his property. He expressed that guns were being shot, people were driving through the desert, and that trash was collecting. It was explained to Mr. Peper that future development of this site would address these concerns as the activities occurring are an unfortunate reality for vacant land surrounded by development. Mr. Peper suggested a minimum 100-foot buffer, and at least a 10-foot wall was necessary. We offered to meet with Mr. Peper to discuss a conceptual layout and show what transition would be provided, and Mr. Peper declined.

Anna Contreas left a message on April 24, 2023, stating she could not attend the neighborhood meeting on April 13 and requested additional information. On May 2, Ms. Contreas and I connected and discussed the proposed amendment. At this time, Ms. Contreas asked for further details and expressed no concerns about the site developing with multi-family uses. However, she did express displeasure with single-family homes. The presentation prepared for the neighborhood meeting and the conceptual site plan depicting the owner's vision was emailed to Ms. Contreas.

Conclusion

To conclude, this request is to modify a setback that was instituted when much of the surrounding area was vacant and commercial/industrial users were the dominant user of the area. Fast forwarding to today, the urban fabric of this area has drastically evolved into a thriving residential community. WAA Investment Holdings is requesting the ability to demonstrate that residential development on this property can coexist with industrial users just as the other residential uses in La Estancia have.

We thank you for the opportunity to submit this plan amendment application and are prepared to discuss it if necessary.

Sincerely,
THE PLANNING CENTER



Lexy Wellott, AICP
Project Manager



Adopted: October 11, 1999 by Ordinance No. 9298

Minor Amendment: March 9, 2020

Major Amendment: (approval date)

City of Tucson

Planned Area Development were originally adopted as “Specific Plans” pursuant to the Tucson *Zoning Code* and, subsequently, the Tucson *Land Use Code*. The terms “Specific Plan (SP)” and “Specific Planned (SP) Districts” were changed to “Planned Area Development (PAD) Districts” by Ordinance No. 9374 which was adopted by Mayor and Council on April 10, 2000. This change in title does not affect the substantive provisions for the districts as adopted.

LA ESTANCIA

Planned Area Development

Tucson, Arizona

Submitted to:

City of Tucson
Planning and Development Services Department
201 North Stone Avenue
Tucson, Arizona 85701

Prepared for:

Sunbelt Holdings
6720 North Scottsdale Road, Suite 250
Scottsdale, Arizona 85253
Telephone: (520) 241-1834

&

R.B. Price and Company, Inc.
6300 East El Dorado Plaza, Suite B-400
Tucson, AZ 85715
Telephone: (520) 298-3311

Prepared by:

The Planning Center
2 East Congress Street, Suite 600
Tucson, Arizona 85701
Telephone: (520) 623-6146

With Assistance from:

The WLB Group
4444 East Broadway Boulevard
Tucson, Arizona 85711
Telephone: (520) 881-7480

(approval date) March 9, 2020



B. Area Description and Location

La Estancia consists of approximately ~~555565~~ acres of land located on the north side of Interstate 10, between Kolb Road and Wilmot Road, south of the Union Pacific Railroad. The Project area is shown on the Location Map (Exhibit I.B).

The site is surrounded by a variety of land uses. Surrounding developments include the University of Arizona Tech Park to the east and industrial uses to the east and north. To the south is Interstate 10; across the interstate is a proposed manufactured home community, the Voyager RV Resort and residential community. To the west is a single family residential, a manufactured home community, vacant land, and a gas station/convenience store.



A. Land Use Plan

The La Estancia Land Use Plan (Exhibit II.A) encompasses ~~555565~~ acres and is divided into several Development Areas. The acreage of the Development Areas includes land devoted to internal circulation and local streets. All land uses are integrated with regard to circulation, infrastructure, aesthetic and visual character through a unique set of development standards and design guidelines.

Residential development within the Plan Area is intended to accommodate a variety of housing types including single-family homes, patio homes and apartments. Residential subdivisions are encouraged to reflect neo-traditional principles and should be designed to be pedestrian friendly and to maximize opportunities for community interaction. Accessibility to public open space areas is ensured by providing pedestrian walkways and bicycle lanes along the arterial and collector streets.

The Planned Area Development also provides a series of community and neighborhood parks throughout the Project and a linear park along the Julian Wash. (See Section II.C: Open Space and Recreation Plan). If developer and El Paso Natural Gas Company (EPNG) can come to agreement on the sale of the EPNG property to developer, a north-south connection will be provided to the linear park via a large greenbelt that follows the EPNG gas line. Greenbelt design will be based on criteria provided by EPNG and will likely be designed to have a natural area and a meandering trail through the middle with landscaping along the perimeter excluding trees, saguaro cacti, and shrubs with a mature height of over five feet.

The La Estancia Planned Area Development's commercial and light industrial opportunities include a variety of non-residential land uses supporting the La Estancia PAD community and providing employment opportunities.

The Freeway Commercial areas at the Kolb and Wilmot Road freeway interchanges will offer retail services attractive to the freeway commuter. Other permitted uses include automotive and recreational vehicle related service and sales and recreation.

The Kolb Road Project entry Commercial area will include a mix of limited neighborhood commercial/retail uses and is intended to provide goods and services for the immediate daily needs of the community's work force and residential population.

The Wilmot Road Commercial portion of the Project will provide for additional commercial retail and service opportunities as the Project develops. This area is envisioned to be developed in a similar manner as the Kolb Road Commercial. However, as the Project develops over time, adequate flexibility has been written into the plan to allow this area to respond to market demands.

The Light Industrial area has been planned for uses that are either compatible with or will be minimally affected by noise generated by the railroad.



Table II.A: Land Use

Block	Category	Description	Acres	Density Range*
1	LDR	Low Density Residential	47.0	2 to 6
2	LDR	Low Density Residential	16.9	2 to 6 <u>TO-6</u>
3	LDR	Low Density Residential	288.9 <u>928.9</u>	2 to 6
4	MDR	Medium Density Residential	20.1	5 to 10
5	MDR	Medium Density Residential	23.22	5 to 10
6	MDR	Medium Density Residential	24.2	5 to 10
7	MDR	Medium Density Residential	12.3	5 to 10
8	MDR	Medium Density Residential	6.6	5 to 10
9	MDR	Medium Density Residential	20	5 to 10 <u>6 to 22</u>
10	MDR	Medium Density Residential	17.6	5 to 10 <u>8 to 22</u>
11	MDR	Medium Density Residential	15.7	5 to 10 <u>8 to 22</u>
12	MHDR	Medium High Density Residential	30	6 to 22 <u>8 to 22</u>
13	MHDR	Medium High Density Residential	42.3	<u>6 to 22</u>
14	MHDR	Medium High Density Residential	14.9	<u>6 to 22</u>
15	HDR	High Density Residential	11.1	<u>8 to 22</u>
16	C	Commercial	9.2	
17	C	Commercial	8.3	
18	C	Commercial	25	
19	RFC	Regional / Freeway Commercial	20.3	
20	RFC	Regional / Freeway Commercial	15.2	
21	RFC	Regional / Freeway Commercial	17.6	
22	LI	Light Industrial	8.2	
	OS	Open Space / Common Area/Recreation	80.375 <u>962.7</u>	
		Julian Wash	27.0	
		Right-Of-Way	30.3	
TOTAL ACREAGE			554.6	
				UNIT CAP: 2750

* These ranges are shown for planning purposes only, and do not preclude development at a lower density.



2. Building setback from Residential Areas: A distance equal to the building height but not less than 20 feet
3. Maximum Building Height: 40 feet
4. Minimum landscape coverage: 20 percent of gross site area.
5. Maximum Building Height: 24 feet

2. Medium Density Residential (MDR): Development Areas 4-118

a) Primary Uses Permitted:

1. Residential

b) Primary Uses Permitted: Alternate Uses Permitted:

1. Educational Facilities
2. Parks/Recreation
3. Golf Course and Related Facilities
4. Public Facilities

c) Residential Development Standards:

1. Average Area per Dwelling Unit: 5,000 square feet
2. Perimeter Yard Requirements:
 - a. Front: At least 50 percent of the building frontage must be set back a minimum of 12 feet. Twelve feet is the minimum setback for the second floor.
 - b. Rear: Minimum setback to the main structure maybe 0 feet, but at least 50% of the building along this rear property line must be set back a minimum of 12 feet. Minimum setback of 18 feet to garage door except 0 feet if garage door is perpendicular to the street. 12 feet minimum to second floor. If alley loaded, minimum setback may be 1 foot to dwelling wall and 3 feet to garage door.
 - c. Side: If a sideyard is not 0 feet, it requires a minimum of 4 feet. Side yards fronting on a street can be 0 feet but at least 50 percent of building wall must be set back a minimum of 6 feet.
3. Maximum Building Height: 32 feet, however, no more than 50 percent of footprint may exceed 24 feet



d) Non-residential Development Standards:

1. Maximum Floor Area Ratio: 0.5
2. Building setback from Residential Areas: A distance equal to the building height but not less than 20 feet
3. Maximum Building Height: 40 feet
4. Minimum landscape coverage: 20 percent of gross site area.

3. **Medium High Density Residential (MHDR): Development Areas 9 12-14**

a) Primary Uses Permitted:

1. Residential

b) Alternative Uses Permitted:

1. Educational Facilities
2. Parks/Recreation
3. Golf Course and Related Facilities
4. Public Facilities
5. Freeway Related Commercial
6. Recreational Vehicle Park

c) Residential Development Standards:

1. Average Area per dwelling Unit: 3,000 square feet
2. Perimeter Yard Requirements:
 - a. Front: At least 50 percent of the building frontage must be set back a minimum of 12 feet. Twelve feet is the minimum setback for the second floor.
 - b. Rear: Minimum setback to the main structure may be 0 feet, but at least 50% of the building along this rear property line must be set back a minimum of 12 feet. Minimum setback of 18 feet to garage door except 0 feet if garage door is perpendicular to the street. 12 feet minimum to second floor. If alley loaded, minimum setback may be 1 foot to dwelling wall and 3 feet to garage door.
 - c. Side: If a sideyard is not 0 feet, it requires a minimum of 4 feet. Side yards fronting on a street can be 0 feet but at least 50 percent of building wall must be set back a minimum of 6 feet.
3. Maximum Building Height: 40 feet



d) Primary Ingress/Egress for Residential uses must be directed toward the center of the Project site and may not access the Interstate Frontage Road.

1. In Development Area 6:

- a. No residential development will be permitted within 280 feet of any adjacent I-2 zone or use.
- b. Purchasers residential property within 500' of any adjacent I-2 zone or use will be notified at time of purchase and will be given a disclosure statement at closing notifying them of those industrial uses.

e) Non-residential Development Standards

1. Primary access for the Freeway-style commercial uses must be from the Interstate Frontage Road; however, secondary access may be provided to allow community residents direct access to these services. Maximum Floor Area Ratio: 0.8
2. Building Setback from Residential Areas: A distance equal to the building height but not less than 20 feet
3. Maximum Building Height: 60 feet
4. Minimum landscape coverage: 10 percent of gross site area.
5. A 6-foot screen wall and a 5-foot landscape buffer shall be installed where the proposed Project abuts residential land uses.

Buildings within the Noise Mitigation Overlay Zone must be least 24 feet tall to provide noise attenuation. All uses except commercial, open space and parking shall have a minimum setback of 100' from any adjacent I-2 zone or use.

4. **High Density Residential (HDR): Development Area ~~10-12~~15**

a) Primary Uses Permitted:

1. Residential

b) Alternate Uses Permitted:

1. Office
2. Educational Facilities
3. Parks/Recreation
4. Golf Course and related facilities
5. Public Facilities
6. Commercial

c) Residential Development Standards:

1. Maximum Density: 36 RAC



2. Building Setback from Public Streets: a distance equal to 60 percent of building height, but not less than 20 feet. If alley loaded, minimum setback may be 1 foot to dwelling wall and 3 feet to garage door.
3. Maximum Building Height: 48 feet
4. No residential development will be permitted within 280 feet of any adjacent I-2 zone or use, except for in Development Area 18. In Development Area 18, primary residential structures shall be set back at least 65 feet from any adjacent I-2 zone or use.-
5. Purchasers of residential property within 500' of any adjacent I-2 zone or use will be notified at time of purchase and will be given a disclosure statement at closing notifying them of those industrial uses.

d) Non-residential Development Standards:

1. Maximum Floor Area Ratio: 0.8
2. Building Setback from Residential Areas: A distance equal to 1-1/2 times the building height but not less than 20 feet.
3. Minimum landscape coverage: 10 percent of gross site area.
4. A 6-foot screen wall and a 5-foot landscape buffer shall be installed where the proposed Project abuts residential land uses.
5. Provide transitions to adjacent residential uses by demonstrating compliance with Section I.5.a Mixed Use Opportunities and Use Transitions, in the Design Guidelines Manual
6. In Development Area 10, all uses except commercial, open space and parking shall have a minimum setback of 100' from any adjacent I-2 zone or use.

5. Commercial (C): Development Area ~~13-15~~16-18

a) Uses Permitted:

1. Uses as permitted by the C-1 zone of the City of Tucson Unified Development Code.
2. Residential Uses as permitted in HDR (Development Area ~~15s~~9-11).
3. Educational Facilities

b) Non-residential Development Standards:



1. Uses Maximum Floor Area Ratio: 0.8
2. Maximum Total Building Coverage: 80 percent
3. Building Setback from Public Streets: a distance equal to 60 percent of building height, but not less than 20 feet. If alley loaded, minimum setback may be 1 foot to dwelling wall and 3 feet to garage door.
4. Maximum Building Height: 48 feet
5. Provide transitions to adjacent residential uses by demonstrating compliance with Section I.5.a Mixed Use Opportunities and Use Transitions, in the Design Guidelines Manual.

c) Residential Development Standards:

1. In accordance with those standards in HDR (Development Areas ~~1015-12~~ 19-21-7).

d) Building Setbacks:

Building setback requirements may be reduced by 50% when any of the following conditions are met:

- Landscape requirements are increased by 50%.
- Parking is located in the rear of the building(s).
- Customer and pedestrian seating areas are provided.

e) Parking:

Required parking may be reduced up to 15% of the number of spaces required by the Unified Development Code (UDC) if the applicant demonstrates substantial compliance with the La Estancia Design Guidelines, or through an Individual Parking Plan.

6. Regional/Freeway Related Commercial (RFC): Development Areas 19-21-7 (~~7a, 7b, 7c, 7d~~)

a) Uses Permitted:

1. Uses as permitted by the C-2 zone of the City of Tucson Unified Development Code (UDC).
2. Residential (~~Development Areas 17 and 18~~) as uses permitted in HDR (Development Area 15).
3. Recreational Vehicle Park



b) Non-residential Development Standards

1. Maximum Floor Area Ratio: 1.0
2. Building Setback from Public Streets: if not alley loaded, a distance equal to 60 percent of building height, but not less than 20 feet. If alley loaded, minimum setback may be 1 foot to dwelling wall and 3 feet to garage door
3. Maximum Building Height: 60 feet
4. Provide transitions to adjacent residential uses by demonstrating compliance with Section I.5.a Mixed Use Opportunities and Use Transitions, in the Design Guidelines Manual.

c) Residential Development Standards

1. In accordance with those standards in HDR (Development Areas 9-11).

7. Light Industrial (LI): Development Area 19 and 22

a) Uses Permitted:

1. Uses as permitted by the I-1 zone of the City of Tucson Unified Development Code (UDC).

b) Alternate Uses Permitted:

1. Where it can be demonstrated that interior sound levels have been reduced to 65 db or below, non-residential uses as permitted in RFC (Development Areas ~~16-18~~19-21) shall be permitted.
2. Regional Transit Center
3. Light Rail Station
4. Plant Nursery/Community Garden
5. Parks/Playgrounds
6. Trails
7. Active /Passive Recreation

c) Development Standards:

1. All standards are as required for the I-1 Zone of the City of Tucson Unified Development Code (UDC).

8. Open Space (P/OS)



EXHIBIT F: DOCUMENTATION OF NEIGHBORHOOD MEETING



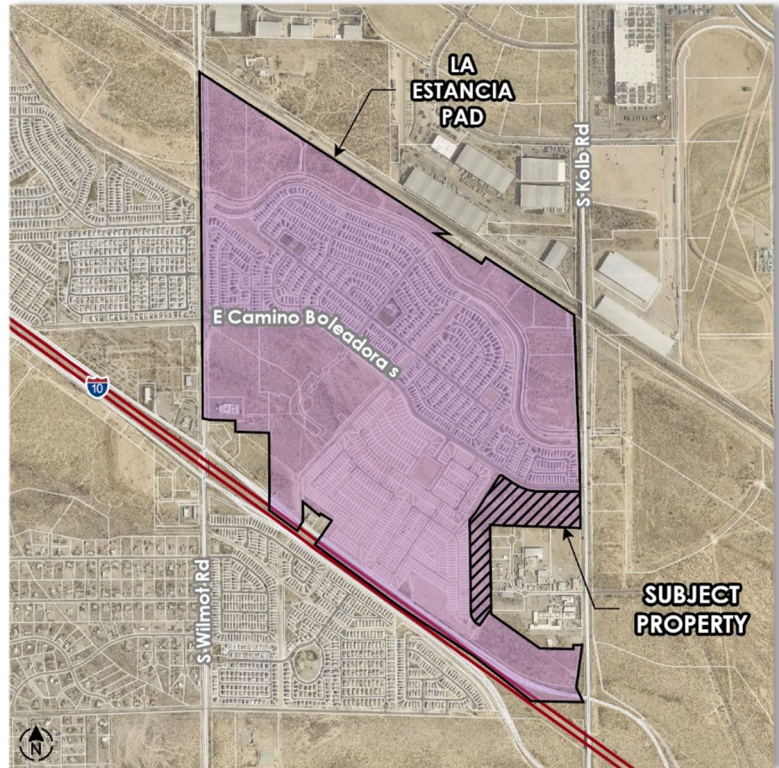
March 30, 2023

Greetings Neighbor,

On behalf of the property owner, WAA Investment Holdings LLC, The Planning Center invites you to participate in a virtual neighborhood meeting to discuss an amendment to the La Estancia Planned Area Development (PAD) for a 25-acre parcel located at the southwest corner of East Camino Boleadoras and South Kolb Road (refer to the diagonally-hatched area).

Approved in 1999 by Mayor and Council, La Estancia PAD (shown in purple) was established with the goal of creating a vibrant 565-acre master-planned community that brings residential, commercial, and industrial opportunities together at a highly accessible location through thoughtful development regulations and design standards.

As a result of the growing workforce in the general vicinity and a concerted effort between the master developer and the City, La Estancia has evolved into a highly sought-after residential community. However, much of the remaining available land within the PAD is unavailable for additional residential development, including the 25-acre parcel highlighted above.



This 25-acre parcel is currently designated for commercial uses. The property owner intends to preserve approximately three acres along Kolb Road for the future development of commercial uses (i.e., retail and restaurant uses). The owner's vision for the remaining 22 acres west of the commercial uses is to develop them with residential uses. However, the PAD requires a 280-foot building setback from the adjacent industrially zoned properties to the south and east. They are requesting to reduce this setback to 65 feet as measured from the eastern and southern property lines. A 65-foot building setback lends to a development pattern on the site that configures landscaping, parking areas, and access lanes along the east and south property lines. This treatment positions any future residence away from the property's perimeter and establishes a buffer that provides a transition from the neighboring industrial properties. A five-foot decorative wall (minimum) will also be provided on the property line enclosing any future residential development.

As part of this process, we invite you to attend a neighborhood meeting to discuss the proposed PAD amendment. Representatives from The Planning Center will present the proposed PAD amendment, detail the amendment process, and answer any questions.

See Back Page

Please join us:

Date: April 13, 2023

Time: 5:45 PM

Location: Zoom (see link below)

<https://us06web.zoom.us/j/9844761151>

Meeting ID: 984 476 1151

Call-In Number: +1 (669) 444 9171

Comments on this proposal may be submitted to the City of Tucson Planning and Development Services Department, P.O. Box 27210, Tucson, AZ 85726, Phone 520.791.5550. Additionally, comments may be made verbally and/or in writing at an upcoming Zoning Examiner public hearing to be announced.

If you have any other questions or cannot attend the meeting, please call or email me at (520) 623-6146 or lwellott@azplanningcenter.com. If you would like a live link for the meeting sent to you, please send me an email. This will keep you from having to type the link above into your web browser.

Thank you for your time.

Sincerely,
THE PLANNING CENTER



Lexy Wellott, AICP
Project Manager

DATE:

City of Tucson
Planning & Development Services
Rezoning Section
201 North Stone Avenue
PO Box 27210
Tucson, AZ 85726-7210

SUBJECT: Neighborhood Mailing Certification

ACTIVITY NUMBER: TP-PRE-0223-00119

PROJECT LOCATION: 6930 E Camino Boleadoras Tucson, Arizona

This serves to place on record the fact that on 3/30/23, Garrett Aldrete,
mailed notice of the 4/13/23 neighborhood meeting such that the notice was
received at least ten (10) days prior to the date of the meeting.

Signature: Garrett Aldrete Date: 3/30/23

Attachment: copy of mailing labels

SASOL CHEMICALS USA LLC
ATTN: PAULINE SALOPEK
100 CONGRESS AVE STE 1900
AUSTIN TX, 78701

JOHNSON WELLS CO
ATTN: WECO
8000 S KOLB RD
TUCSON AZ, 85756

CITY OF TUCSON
REAL ESTATE DIVISION
ATTN: PROPERTY MANAGEMENT
PO BOX 27210
TUCSON AZ, 85726

LG7940 LLC
PO BOX 65146
TUCSON AZ, 85728

PEPER ROBERT C & SUSAN J REVOC TR
6220 N PASEO VALDEAR
TUCSON AZ, 85750

7930 S KOLB ROAD LLC
4912 W NEW SHADOW WAY
MARANA AZ, 85658

FIDELITY NATIONAL TITLE AGENCY INC TR
60522
ATTN: RRADD HOLDINGS LLC
7900 S KOLB RD
TUCSON AZ, 85756

ARIZONA BOARD OF REGENTS
220 W 6TH STREET PO BOX 210300
TUCSON AZ, 85721

UNRUH JOSHUA D & SUSANNA J CP/RS
7564 S CIRCULO RIO BLANCO
TUCSON AZ, 85756

LITTLEJOHN HILLIARD L III & SABRINA H
CP\RS
7562 S CIRCULO RIO BLANCO
TUCSON AZ, 85756

STOOPIN ALEKSANDR ANTHONY
7560 S CIRCULO RIO BLANCO
TUCSON AZ, 85756

LOPEZ VIRIRIANA AZUCENA
7558 S CIRCULO RIO BLANCO
TUCSON AZ, 85756

SILVA JASMIN L & MARTINEZ HALEY M
CP/RS
7556 S CIRCULO RIO BLANCO
TUCSON AZ, 85756

CORDOVA JAVIER A
7554 S CIRCULO RIO BLANCO
TUCSON AZ, 85756

ANG WELCOM
7552 S CIRCULO RIO BLANCO
TUCSON AZ, 85756

LE DUNG Q & LIEN T CP/RS
7524 S CIRCULO RIO BLANCO
TUCSON AZ, 85756

BIVINS WILLIE BEN III & DESTINEE HURDLE
CP/RS
7522 S CIRCULO RIO BLANCO
TUCSON AZ, 85756

WANG XIU YU
7520 S CIRCULO RIO BLANCO
TUCSON AZ, 85756

JANEIRO PATRICK & JENKINS SHELLY CP/RS
7518 S CIRCULO RIO BLANCO
TUCSON AZ, 85756

KACHEL ZACHARY
7516 S CIRCULO RIO BLANCO
TUCSON AZ, 85756

BARBER DAVID W & CHRISTINA A CP/RS
7514 S CIRCULO RIO BLANCO
TUCSON AZ, 85756

AH4R PROPERTIES TWO LLC
23975 PARK SORRENTO STE 300
CALABASAS CA, 91302

GARCIA RHOD JEROME N
7510 S CIRCULO RIO BLANCO
TUCSON AZ, 85756

OWENS DAVID
7563 S CIRCULO RIO BLANCO
TUCSON AZ, 85756

HALL JONATHAN CALEB & EMILY COLVERT
CP/RS
7561 S CIRCULO RIO BLANCO
TUCSON AZ, 85756

WU STEVEN U & CANDY SAUTIM LAM
CP\RS
7559 S CIRCULO RIO BLANCO
TUCSON AZ, 85756

LA ESTANCIA COMMUNITY ASSOCIATION
INC
6720 N SCOTTSDALE RD STE 250
SCOTTSDALE AZ, 85253

WAA INVESTMENT HOLDINGS LLC
5901 S BELVEDERE AVE
TUCSON AZ, 85706

LANDMARK TITLE TR 18352-T
ATTN: RICHARD B PRICE
6111 E GRANT RD
TUCSON AZ, 85712

COOK CHLOE LEANN & CHURCH KURT
HUGH
7004 E CALLE ARCO IRIS
TUCSON AZ, 85756

COOK CHLOE LEANN & CHURCH KURT
HUGH
7004 E CALLE ARCO IRIS
TUCSON AZ, 85756

JONES JAMES DEAN & HOWELL MC KENNA
CAITLIN CP/RS
7010 E CALLE ARCO IRIS
TUCSON AZ, 85756

NUNEZ ALEXANDER BATIZ & RIVERA
KATIRIA MARTINEZ CP/RS
7016 E CALLE ARCO IRIS
TUCSON AZ, 85756

MIURA-AKAGI BRANDON T
7022 E CALLE ARCO IRIS
TUCSON AZ, 85756

BOICE TYLER M
7028 E CALLE ARCO IRIS
TUCSON AZ, 85756

RUEDAS NEIVY
7034 E CALLE ARCO IRIS
TUCSON AZ, 85756

GASTON JASON M
7040 E CALLE ARCO IRIS
TUCSON AZ, 85756

CHANG YAO H & EVANS REBECCA L CP/RS
7046 E CALLE ARCO IRIS
TUCSON AZ, 85756

HOLLICH KYLE & MAIKO CP/RS
7052 E CALLE ARCO IRIS
TUCSON AZ, 85756

ALLEN DEREK ALEXANDER & ALFARO ALLEN
ERCILIA YAHAYRA CP/RS
7058 E CALLE ARCO IRIS
TUCSON AZ, 85756

HODGES REBECCA B & BURDESHAW
ROBERT JT/RS
7064 E CALLE ARCO IRIS
TUCSON AZ, 85756

HO HSIN WEI & NGOC TRAN & HO RYAN
MATTHEW ALL JT/RS
7070 E CALLE ARCO IRIS
TUCSON AZ, 85756

MEHTA VISHALKEMAR G & NEHA CP/RS
6837 SAGE CT
DUBLIN CA, 94568

JEFF 1 LLC
5001 PLAZA ON THE LK STE 200
AUSTIN TX, 78746

WOMBIE JAMES JOEL
7067 E VUELTA AGUARACHAY
TUCSON AZ, 85756

HINTON STEPHANIE
7063 E VUELTA AGUARACHAY
TUCSON AZ, 85756

ARMM ASSET COMPANY 1 LLC
5001 PLAZA ON THE LK STE 200
AUSTIN TX, 78746

VEGA RICARDO
7055 E VULETA AGUARACHAY
TUCSON AZ, 85756

GARZA JUSTIN I
7019 E VUELTA AGUARACHAY
TUCSON AZ, 85756

SIA JADE LIZBETH TANG
7015 E VUELTA AGUARACHAY
TUCSON AZ, 85756

ANDERSON ANDY D & DONNA N CP/RS
7011 E VUELTA AGUARACHAY
TUCSON AZ, 85756

MC MILLAN PATRICK M REVOC LIVING TR
50% &
MC MILLAN LINDA M REVOC LIVING TR 50%
12464 MEADOW GREEN PL
SAINT LOUIS MO, 63141

HAYS DONALD JR
7007 E VUELTA AGUARACHAY
TUCSON AZ, 85756

FUGATE ISAAC J & MONICA M CP/RS
7005 E VUELTA AGUARACHAY
TUCSON AZ, 85756

HENRY GEORGE A III
7003 E VUELTA AGUARACHAY
TUCSON AZ, 85756

GUZMAN MARCOS A & SADIE ANASTASIA
CP/RS
7001 E VUELTA AGUARACHAY
TUCSON AZ, 85756

STUTZ MACIE LYNN & RIVERA ANDREW
LUIS JT/RS
7028 E VUELTA AGUARACHAY
TUCSON AZ, 85756

FKH SFR PROP CO K LP
1850 PARKWAY PL SE STE 900
MARIETTA GA, 30067

HOTCHKISS GERALD M & BERTHA V FAMILY
REVOC TR
2481 N AVENIDA DE LA LANTANA
TUCSON AZ, 85749

MC KNIGHT KEVIN ROBERT & LAUREN E
CP/RS
7034 E VUELTA AGUARACHAY
TUCSON AZ, 85756

MC KNIGHT KEVIN ROBERT & LAUREN E
CP/RS
7034 E VUELTA AGUARACHAY
TUCSON AZ, 85756

BIGIRIMANA CHADRACK &
NKURUNZIZA CARINE CP/RS
7036 E VUELTA AGUARACHY
TUCSON AZ, 85756

GUERRERO MARISOL
7038 E VUELTA AGUARACHAY
TUCSON AZ, 85756

ENRIQUEZ PRUDENCIO T & EPIFANIA &
ENRIQUEZ
BRIAN M ALL JT/RS
7040 E VUELTA AGUARACHAY
TUCSON AZ, 85756

MORENO ARIEHT
7042 E VUELTA AGUARACHAY
TUCSON AZ, 85756

FELIX FERNANDA
7044 E VUELTA AGUARACHAY
TUCSON AZ, 85756

TITLE SECURITY AGENCY LLC TR 202102-S
ATTN: MERITAGE HOMES OF ARIZONA INC
5326 N LA CHOLLA BLVD
TUCSON AZ, 85741

LANDMARK TITLE ASSURANCE TR 18380T
6720 N SCOTTSDALE RD STE 250
SCOTTSDALE AZ, 85253

TITLE SECURITY AGENCY LLC TR 202112-S
ATTN: LENNAR AZ INC
3275 W INA RD STE 221G
TUCSON AZ, 85741

Regina Romero - Mayor
255 W. Alameda ST
Tucson, AZ 85701

Nikki Lee - Ward 4
8123 E. Poinciana DR
Tucson, AZ 85730

Richard G. Fimbres - Ward 5
4300 S. Park AV
Tucson, AZ 85714

SASOL CHEMICALS USA LLC
7800 S KOLB RD
TUCSON, AZ 85756

April 18, 2023

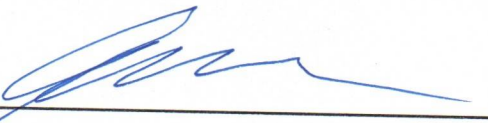
City of Tucson
Planning and Development Services Department
201 North Stone Avenue
Tucson, AZ 85701

**Subject: Major Amendment to La Estancia Planned Area Development (PAD)
On Tax Parcel: 141-36-6950**

City of Tucson Development Services Department:

As the owner of the above-referenced tax parcel, I hereby authorize The Planning Center to act as my agent throughout the Planned Area Development amendment processes.

Sincerely,

A handwritten signature in blue ink, appearing to be 'April Worden', is written over a horizontal line.

WAA Investment Holdings LLC
April Worden, Manager