



Zoning Examiner

PRELIMINARY REPORT

March 12, 2026

To: Keri Silvyn
Robin Large
Jackson Cassidy
Rory Juneman

Lazarus & Silvyn
5983 East Grant Road, Suite 290
Tucson, AZ 85712

SUBJECT: REZONING - PLANNING & DEVELOPMENT SERVICES REPORT TP-ENT-1225-00024/TUSD Lyons School - E Dogwood St (Ward 4)

PUBLIC HEARING: March 6, 2026

Dear Ms. Silvyn,

Pursuant to the City of Tucson Unified Development Code and the Zoning Examiner's Rules and Procedures (Resolution No. 9428), this letter constitutes written notification of the Zoning Examiner's summary of findings for rezoning case TP-ENT-1225-00024 – TUSD Lyons School Rezoning – 7555 E Dogwood Street – SR to R-2 (Ward 4).

At the expiration of 14 days of the conclusion of the public hearing, the Zoning Examiner's Report to the Mayor and Council (including background information, public hearing summary, findings of fact, conclusion, recommendation, and public hearing minutes) shall be filed with the City Manager. A copy of that report can be obtained from the Planning and Development Services Department (791-5550) or the City Clerk.

If you or any party believes that the Zoning Examiner's recommendation is based on errors of procedure or fact, a written request to the Zoning Examiner for review and reconsideration may be made within 14 days of the conclusion of the public hearing.

The public hearing held by the Zoning Examiner shall constitute the public hearing by the Mayor and Council. However, any person may request a new public hearing before the Mayor and

REZONING - TP-ENT-1225-00024 – TUSD LYONS SCHOOL REZONING – 7555 E DOGWOOD STREET – SR TO R-2 (WARD 4).

Council. A request for a new public hearing must be filed in writing with the City Clerk within 14 days of the close of the Zoning Examiner’s public hearing.

SUMMARY OF FINDINGS

This is a request by Keri Silvyn, Lazarus & Silvyn, P.C., on behalf of KB Homes, to rezone approximately 10.02 acres located at 7555 E. Dogwood Street from Suburban Ranch (SR) to Urban Residence (R-2). The rezoning site is in an existing residential neighborhood directly to the east of Grove Park, south of Escalante Road and west of South Pantano Road. The preliminary development plan proposes the development of approximately 63 single-family homes with a centralized common open space. The plan utilizes a Flexible Lot Development option.

Public Outreach – The applicant held the required neighborhood meeting on November 12, 2025, at the Miller-Golf Course Links Library and conducted a follow-up courtesy meeting on December 2, 2025, at the Santa Rita High School Culinary Arts & Conference Center due to a scheduling conflict between the first meeting and a Groves Lincoln Park Neighborhood Association (GLPNA) meeting. According to the applicant’s team, three neighbors attended the November meeting along with representatives from Tucson Unified School District (TUSD) and the Ward 4 Office, while approximately fifteen individuals attended the December meeting. Discussion at both meetings focused largely on concerns about homeless encampments on nearby state land and criminal activity around the vacant school site, as well as project details such as building height, number of bedrooms, potential accessory dwelling units, lighting design, rear-yard setbacks for two-story homes along the east property line, home sizes, color palettes and design guidelines, the possibility of rental units, and the anticipated timeline for construction.

Background Information

Existing Land Use: The site encompasses the disused school buildings and athletic fields of the former Nan Lyons Elementary School, which closed in 2013.¹

Zoning Descriptions:

The existing zoning is S-R Suburban Ranch which provides for very low density, large lot, single-family, residential development and suburban ranch uses.

This zoning is “legacy” zoning dating from the 1973 annexation into the city. TUSD built Lyons Elementary School (also in 1973) and as a public school it required no rezoning at that time. The

¹ It has not otherwise been noted during this process that Nan Lyons, for whom the school was named, was the second woman to serve on the Tucson Unified School District Governing Board and was a passionate advocate for local students and educators. Since closure of the school, her name may have become less visible in the community landscape, but her service and commitment to public education deserve continued recognition and remembrance. Perhaps such recognition can be integrated into future redevelopment or preserved some other way by TUSD.

proposed zoning is R-2 Urban Residence, which provides for urban, medium density, single family, and multifamily residential development, together with schools, parks, and other public services.

Surrounding Zones and Land Uses:

North: Urban Residence (R-3)

Existing Uses: Single-Family Residential

South: Urban Residence (R-2)

Existing Uses: Single-Family Residential

East: Urban Residence (R-2)

Existing Uses: Single-Family Residential

West: Suburban Ranch (S-R)

Existing Uses: Groves Park / Disc Golf Course (turf)

Planning Considerations - *Plan Tucson 2025*, the *South Pantano Area Plan*, and the *Groves Neighborhood Plan (GNP)* provide policy direction for the rezoning site.

Plan Tucson 2025 identifies the property within the *Neighborhoods* Building Block on the Future Growth Scenario Map. This category supports primarily residential land uses, including single-family homes, townhomes, and low- to mid-rise multifamily housing, as well as neighborhood-scale commercial uses, schools, parks, and places of worship. Goal 5 of *Plan Tucson* encourages expanding affordable and accessible housing options, and Policy N.2 recognizes that areas predominantly zoned R-2 may accommodate higher densities through the Flexible Lot Development (FLD) provisions.

The *South Pantano Area Plan* provides guidance for compatible development while preserving the character of established neighborhoods.

The *Groves Neighborhood Plan* supports continued low- to medium-density residential development within the interior of established neighborhoods.

Design Considerations - The proposed R-2 Urban Residence zoning is compatible with surrounding residential zoning and development patterns. Properties to the north are zoned R-3, while properties to the south and east are zoned R-2, all consisting of single-family residential subdivisions. The project site is also located adjacent to the 11.9-acre Groves City Park.

The proposed density of 6.29 dwelling units per acre is consistent with the R-2 zone utilizing the Flexible Lot Development (FLD) option, which allows up to 8.71 dwelling units per acre. Adjacent residential subdivisions range between approximately 5.0 and 6.0 dwelling units per acre, indicating compatibility with existing development in the area.

REZONING - TP-ENT-1225-00024 – TUSD LYONS SCHOOL REZONING – 7555 E DOGWOOD STREET – SR TO R-2 (WARD 4).

A comparable project, TP-ENT-1023-00042 Pepper Viner, located approximately one-half mile northeast of the site, was approved for 53 single-family lots on approximately six acres at 8.8 dwelling units per acre using the FLD option. Together, the Pepper Viner and Lyons School projects represent similar development patterns within the area.

Under UDC Section 8.7.3-2 Functional Open Space Standards, developments exceeding five acres must provide 269 square feet of functional open space per dwelling unit. For the proposed 63-lot subdivision, approximately 17,000 square feet of functional open space is required. The project proposes approximately 32,000 square feet of open space, including central green space with a walking trail, landscaping, and trees within designated common areas. These areas provide recreational opportunities and visual relief within the subdivision.

The project proposes a mix of one- and two-story homes with a maximum height of 25 feet, consistent with surrounding residential development. An Architectural Variation Plan (AVP) and Privacy Mitigation Plan (PMP) will be required during the tentative plat process to ensure architectural diversity and protect privacy where two-story homes are adjacent to existing single-story residences. Perimeter block walls will provide buffering along residential boundaries, and graffiti removal will be required within seventy-two hours of discovery.

The project's location adjacent to Groves Park encourages walking and biking access to nearby recreational areas, supporting active lifestyles and reducing vehicle use.

Drainage improvements will include swales, sidewalk scuppers, culverts, stormwater harvesting features, and detention/retention basins. Drainage flows northwest across the site, and all drainage infrastructure will be located within common areas maintained by the future homeowners' association.

All required street improvements, including streets, sidewalks, curb ramps, and ADA facilities will be coordinated with the City of Tucson Department of Transportation and Mobility (DTM). Primary vehicular access will be provided from E. Dogwood Street, with emergency access located at the northeast corner of the project via removable bollards. Internal circulation will consist of a loop roadway similar to nearby subdivision patterns and will not generate additional through traffic on E. Dogwood Street. DTM also requires completion of a gap in the public sidewalk along S. Queen Palm Drive near the northeast corner of the site.

The development will provide pedestrian and bicycle access at the northeast corner of the site onto Queen Palm Drive, supporting the future Poinciana Bike Boulevard through a 10- to 12-foot shared path. A six-foot sidewalk connection to Groves Park will also be constructed at the southwest corner of the site, subject to coordination and approval by the City of Tucson Parks and Recreation Department.

Landscape improvements will be provided along the northern and southern property boundaries and within central common areas. The northern boundary will include a landscaped detention basin with shade trees, drought-tolerant vegetation, and sidewalks. Along E. Dogwood Street, a 10-foot landscape buffer with trees, vegetation, sidewalks, and a masonry wall will screen the development from surrounding properties. As noted above, the central common area will include trees, landscaping, passive water harvesting basins, and walking trails.

Public Hearing Summary - The Zoning Examiner held a public hearing on March 5, 2026. Keri Silvyn of Lazarus & Silvyn, P.C., representing the applicant, presented the proposed rezoning and described the project's development plan, including the proposed 63-lot single-family subdivision and its compatibility with the surrounding neighborhood. Ms. Silvyn noted that morning traffic generated by the development would be less than that generated by a school the size of the current building, and evening traffic minimally more. One member of the public, Robert Neely, a local realtor who resides in the neighborhood, spoke in support of the application. Mr. Neely stated that redevelopment of the long-vacant school property would bring much-needed housing to the area, improve the condition of the currently unused site, and potentially increase surrounding property values. Letters of support were received from the Groves Lincoln Park Neighborhood Association and several other nearby property owners. Supporters noted that the vacant school property has attracted undesirable activity. Five protest letters were received objecting to the proposed rezoning on the basis that it would take away from the peace of the neighborhood, generate traffic, create water shortages, and expressing concern about two-story homes.

CONCLUSION

The proposed project contributes to the City's broader effort to address Tucson's housing shortage and supports Plan Tucson's long-term housing production goals. The development promotes moderate residential density along existing streets and utilizes the Flexible Lot Development option in a manner consistent with City policy encouraging housing development at densities compatible with surrounding development. The proposed rezoning to R-2 is consistent with surrounding zoning patterns and densities, and no plan amendment is required.

The request to rezone the site to R-2 is consistent with *Plan Tucson 2025*, the *South Pantano Area Plan*, and the *Groves Neighborhood Plan*.

RECOMMENDATION

The Zoning Examiner recommends APPROVAL of rezoning TP-ENT-1225-00024, from SR (Suburban Ranch) to R-2 (Urban Residence), subject to the attached preliminary conditions.

REZONING - TP-ENT-1225-00024 – TUSD LYONS SCHOOL REZONING – 7555 E DOGWOOD STREET – SR TO R-2 (WARD 4).

Sincerely,



Linus B. Kafka
Zoning Examiner

ATTACHMENTS:

Preliminary Conditions

Case Location Map

Rezoning Case Map

Aerial Map

cc: City of Tucson Mayor and Council

PROCEDURAL

1. A development package in substantial compliance with the Preliminary Development Plan, dated December 22, 2025, and required reports, are to be submitted and approved in accordance with the *Administrative Manual*, Section 2-06.
2. The property owner shall execute a waiver of potential claims under A.R.S. Sec. 12-1134 for this zoning amendment as permitted by A.R.S. Sec. 12-1134 (l) in the form approved by the City Attorney and titled “Agreement to Waive Any Claims Against the City for Zoning Amendment”. The fully executed Waiver must be received by the Planning & Development Services Department before the item is scheduled for Mayor and Council action.
3. Historic or prehistoric features or artifacts discovered during any future ground disturbing activities should be reported to the City of Tucson Historic Preservation Officer. Pursuant to A.R.S. 41-865 the discovery of human remains, and associated objects found on private lands in Arizona must be reported to the Director of Arizona State Museum.
4. Any relocation, modification, etc., of existing utilities and/or public improvements necessitated by the proposed development shall be at no expense to the public.
5. Five years are allowed from the date of initial authorization to implement and effectuate all Code requirements and conditions of rezoning.

LAND USE COMPATIBILITY

6. Graffiti on walls or on any other location on site shall be removed within seventy-two (72) hours of discovery.

ROAD IMPROVEMENTS/VEHICULAR ACCESS/CIRCULATION

7. All offsite improvements required with the development, such as street improvements, public alley construction, curb, sidewalk, and ADA ramps shall be coordinated with the City of Tucson’s Department of Transportation & Mobility (DTM).
8. Connect offsite public sidewalk on S Queen Palm Dr. near the northeast corner of the project site at 50 percent of project buildout.
9. The new public roads and offsite improvements as noted in Condition 7 require a Private Improvement Agreement (PIA) with DTM.

DRAINAGE/LANDSCAPING

10. Balanced basin detention and first flush retention requirements would apply for the proposed development as directed by Site Engineering.
11. Provide a 10-foot-wide landscape border along the entire southern Property boundary fronting E Dogwood St, including the 16-foot existing alley near the southwest corner of the Property. Landscape border to contain shade trees, drought-tolerant vegetation. Provide additional landscaping at both the southwest and southeast corners of the Property.

PARKS AND RECREATION

12. Developer to provide access connection with a 6-foot-wide sidewalk to Groves Park at or near the southwest property corner of the Project from E Dogwood Street predominantly if not entirely within public right-of-way. The developer shall work with City of Tucson Parks and Recreation Department and Department of Transportation and Mobility for Final design approval prior to Development Package submittal.

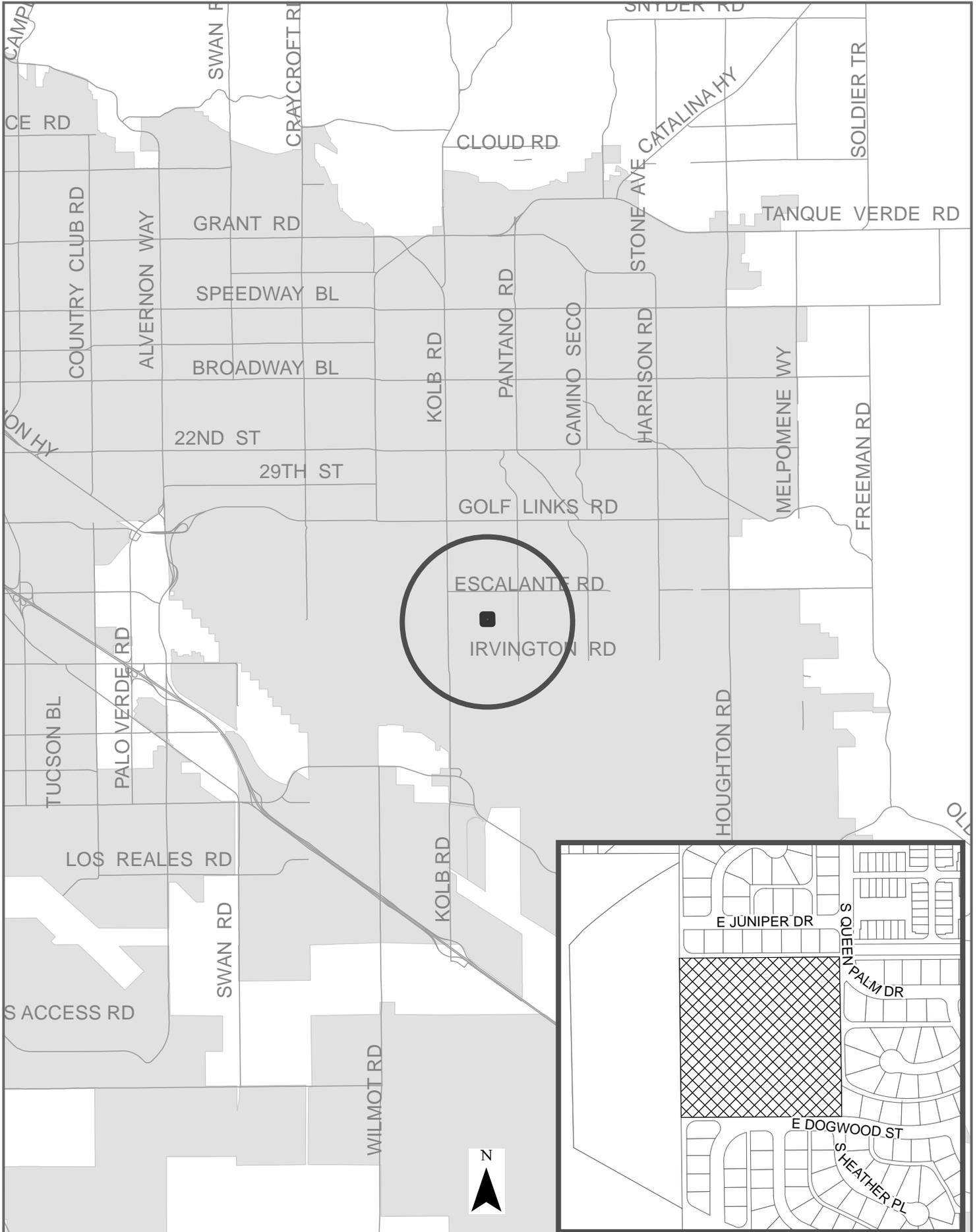
TRANSPORTATION – BIKE/PEDESTRIAN ACCESS

13. Developer to provide access connection at the northeast corner of the development with a 10-12-foot-wide shared path to accommodate bicycle/pedestrian access to the future/planned Poinciana Bicycle Boulevard, which will use the nearby section of S Queen Palm Dr as part of the alignment.

RECLAMATION DISTRICT

14. Pima County Wastewater Reclamation provides the condition that the owner/developer shall obtain written documentation from the Pima County Regional Wastewater Reclamation District (PCRWRD) that treatment and conveyance capacity is available for any new development within the rezoning area, no more than 90 days before submitting any tentative plat, development plan, sewer improvement plan or request for building permit for review. Should treatment and/or conveyance capacity not be available at that time, the owner/developer shall have the option of funding, designing, and constructing the necessary improvements to Pima County's public sewerage system at his or her sole expense or cooperatively with other affected parties. All such improvements shall be designed and constructed as directed by the PCRWRD.

TP-ENT-1225-00024

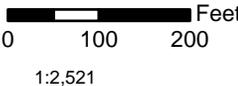


TP-ENT-1225-00024

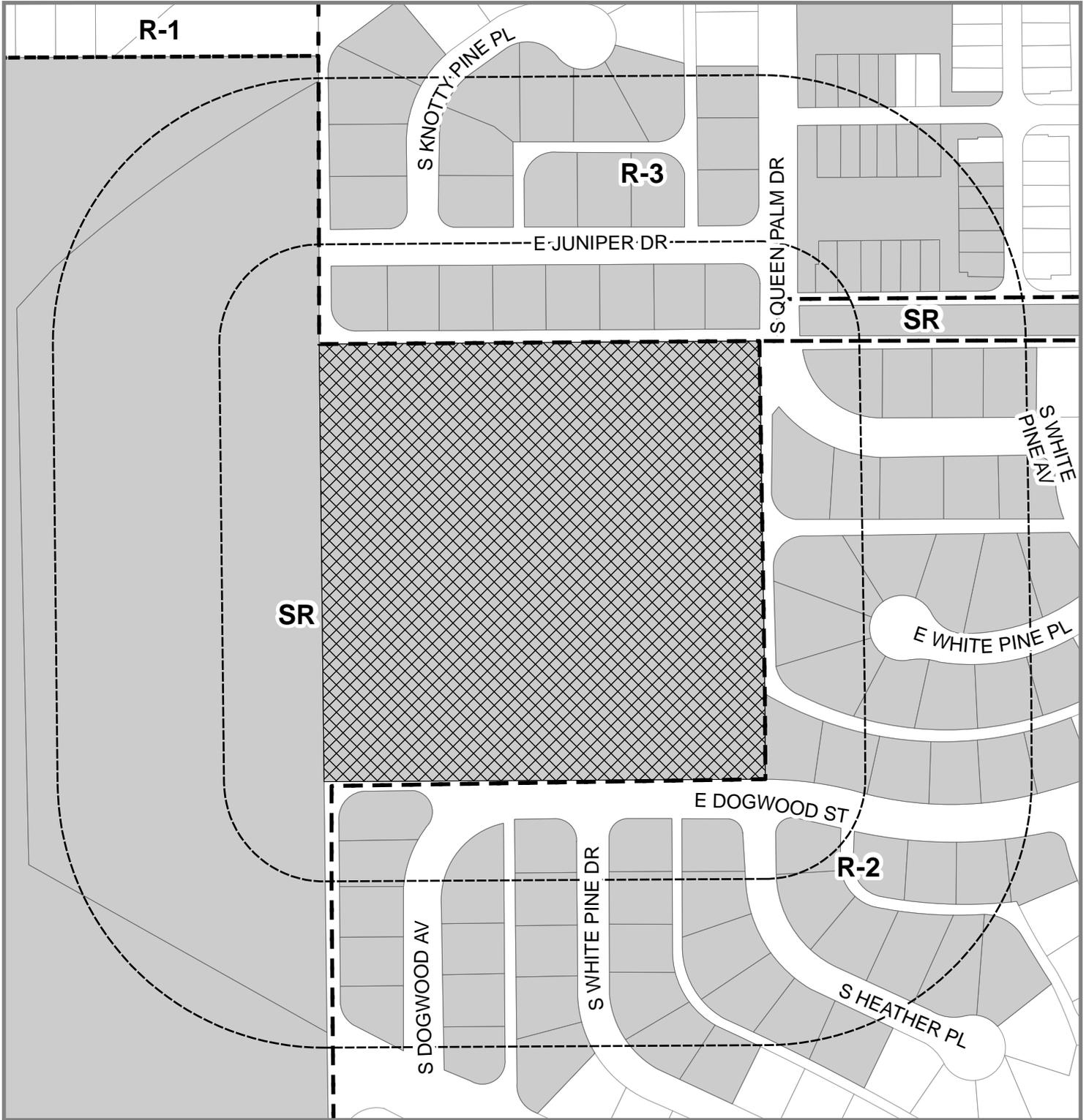


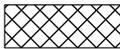
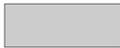
 Area of Rezoning

Address: 7555 E DOGWOOD ST
Base Maps: Twp. 1403 Range 1502 Sec. 32
Ward(s): 4

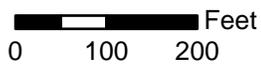


TP-ENT-1225-00024



-  Area of Rezoning
-  Zone Boundaries
-  Properties Notified
-  400' Notification Area
-  Protest Area (150 ft. Radius)

Address: 7555 E DOGWOOD ST
Base Maps: Twp. 1403 Range 1502 Sec. 32
Ward(s): 4



1:2,521

