



Zoning Examiner

REPORT TO MAYOR AND COUNCIL

May 16, 2024

SUBJECT: TP-ENT-0324-00007 HCD Village PAD, R-2 to PAD (Ward 3)

Public Hearing: May 2, 2024

BACKGROUND

This is a request by The Planning Center, on behalf of the property owner, City of Tucson – Real Estate Division, to rezone a 1.05-acre parcel from R-2 residential to Planned Area Development (PAD) zoning. The rezoning site is located at 250 W King Road, approximately 1,000 feet west of Stone Avenue. City of Tucson, Housing and Community Development (HCD) proposes to develop this site as the Amphi Housing First Resource Center, a new emergency shelter and day-use service center using a “Village Housing Model.” The “Village Housing Model” is not defined in the Unified Development Code (UDC).

PUBLIC HEARING SUMMARY

May 2, 2024 Zoning Examiner Hearing

The Applicant and the Applicant’s planning consultant spoke in support of the requested rezoning at the May 2, 2024, Zoning Examiner hearing.

Four other persons spoke. One spoke in support of the requested rezoning. Two persons spoke in opposition to the proposed rezoning, raising concerns about increased foot traffic in the neighborhood and immediate area, adverse effects on property values, and increased crime and drug use.

One person raised issues concerning consistency with the *North Stone Area Plan*, the density of the proposed development, the lack of adequate setbacks and buffering, and the height of the proposed two-story building on the site. This speaker also suggested that if the proposed PAD is



Zoning Examiner

approved, the Mayor and Council should bring the development back for periodic review at a public hearing, after the proposed development is built and is in operation, to make certain that the mitigation measures are working and that the land use model makes sense.

As of the date of the Zoning Examiner hearing, there were no (0) written approvals and three (3) written protests. In addition, HCD's online comment survey registered nineteen (19) approvals and eight (8) protests. Protests were filed by the owners of 10 of the 13 townhomes directly adjacent to the site.

FINDINGS OF FACT

Public Outreach – The Applicant held two separate neighborhood meetings prior to the PAD submittal. The first meeting was held on November 6, 2023, and the second meeting was held on January 31, 2024. Notices were sent to all property owners and property addresses within a quarter mile of the site, and to all neighborhood associations within one mile. HCD staff also canvassed door- to-door properties within 400 feet of the site to invite residents and left door hangers/postcards with meeting information.

The November 6, 2023, meeting was held at Amphi Middle School in the school's gym at 315 E Prince Road. Present were staff from the City Manager's Office, Housing and Community Development, The Mayor's Office, and Tucson Police Department. The consultant team from The Planning Center also attended, as well as two members of the Ward 3 staff. Several neighbors were also present, with 45 people attending the meeting. City staff introduced the proposed project to those in attendance, and the Planning Center staff explained what a Planned Area Development entails. City staff gave a brief overview of the City of Tucson's Housing First Program. The meeting was then opened for discussion and questions.

The January 31, 2024, meeting was held at the Salvation Army gym at 218 East Prince Road. A total of 47 people attended the meeting. HCD introduced the project team. Planning Center staff walked through a presentation discussing the project boundary, existing zoning, the proposed rezoning request, the PAD, and the rezoning process. The meeting was then opened up for discussion and questions.

Meeting discussions focused on safety and crime, the current unsheltered population, property values, tiny homes, and general information on the proposed use.



Zoning Examiner

Background Information

PAD Document Review: The Application for PAD rezoning was accepted on April 1, 2024 and placed in review with a due date of April 12, 2024. A distribution memo was sent to external review teams, and various staff departments were given an opportunity to review and provide comments.

Existing Land Use: Vacant fire station building.

Zoning Descriptions:

Residential Zone (R-2): This zone provides for medium density, single-family and multifamily, residential development, together with schools, parks, and other public services necessary for an urban residential environment. Select other uses, such as day care and urban agriculture, are permitted that provide reasonable compatibility with adjoining residential uses.

Planned Area Development (PAD): enables and encourages comprehensively planned development in accordance with adopted plans and policies. The PAD is a zoning classification which provides for the establishment of zoning districts with distinct standards. A PAD may have land use regulations different from the zoning regulations in the UDC, any other PAD district, or other zoning districts. When a provision in a PAD varies from the UDC, the provisions in the PAD shall govern.

Surrounding Zones and Land Uses:

The subject location is currently zoned R-2 and is surrounded by R-2 zoning in all directions. Single family residential uses surround the site on the west, north and east. King Road, a local street, is south of the site with single family residential and a church on the south side of the street.

Applicant's Request – The HCD Villages PAD intends to allow an adaptive reuse of a City Fire Department building to create a Housing Resource Center, offering a mix of services, including congregate and non-congregate shelter for individuals experiencing homelessness or in danger of becoming homeless.

Planning Considerations – Land use policy direction for this area is provided by Plan Tucson (PT), and the *North Stone Neighborhood Plan* (NSNP).

Plan Tucson (PT) - The *Plan Tucson* Future Growth Scenario Map identifies the PAD location as within the Existing Neighborhoods Building Block where the goal is to maintain the character of these neighborhoods, while accommodating some new development and redevelopment and



Zoning Examiner

encouraging reinvestment and new services and amenities that combine further to neighborhood stability.

North Stone Neighborhood Plan – The *North Stone Neighborhood Plan* was developed to mitigate potential negative impacts of new development on the existing residential uses of the North Stone neighborhood as it transitioned into a neighborhood with a greater variety of uses spurred by roadway improvements and new commercial development, largely the Tucson Mall.

The Amphi Housing First Resource Center PAD is aligned with *North Stone Neighborhood Plan* Landscaping Goals by planting drought-tolerant vegetation, utilizing a 20-foot landscape border facing King Road, and 10-foot landscape borders on the sides and back of the parcel. Because this is an adaptive reuse, there are no impacts to mountain views. The proposal is aligned with *Plan* non-residential policy utilizing landscaping features such as trees in scale with the area with understory plants such as shrubs and ground cover where practical.

Project Description – The PAD proposes a new use that is not defined in the UDC, Village Housing District, as part of City of Tucson’s Housing First strategy addressing homelessness in Tucson. The PAD proposes re-using the existing 7,000 square-foot fire station to offer a mix of congregate shelter, non-congregate shelter, and support services. Additionally, the area behind the existing structure is designated as non-congregate shelter and support services land use.

A landscape buffer of 10 feet separates the uses from the side and rear property lines, and a 20-foot landscape border softens the appearance from the street and gives aesthetic consideration to the neighborhood. Additionally, the existing chain-link fence with opaque screen adjacent to surrounding single-story residential uses will be replaced by a minimum five-foot tall masonry wall with a wrought-iron cap or screening enclosing the site. New fencing and gates may also be installed along King Road to ensure privacy for homes across the street.

The former fire station is the only building on the site and will remain.

Micro shelters, tiny homes, and other housing typologies anticipated to be developed within the Village Housing District typically have high energy efficiency due to their small footprint and compact nature of the collective development. Additionally, most participants of the Amphi Housing First Resource Center will not have personal vehicles, which reduces the need to provide a large parking area for the residents of the site and limits the addition of impervious surfaces and vehicle miles travelled.

The 20-foot landscape border on the front of the site, and the 10-foot borders on the sides and



Zoning Examiner

rear, will be planted with low-water and drought-tolerant plants from the Arizona Department of Water Resources approved plant list.

The facility will be staffed on a 24-hour basis. Additionally, security will be employed to monitor the project site and surrounding neighborhood. Other measures may include security cameras and remote monitoring by Tucson Police Department.

New structures onsite will be screened from neighboring properties with the new perimeter wall. These new structures may be up to two stories in height.

Access will be through the existing access point at the southeast corner of the property, which will remain at its current 60-foot width to allow flexibility in the use of the eastern truck bay on the existing building for Housing First Resource Center operations such as the provision of a mobile clinic. The existing curb cut for the western driveway may be removed during redevelopment of the site. Access within the Village Housing District will consist of parking areas and access lanes in accordance with applicable UDC standards. ADA-accessible pedestrian paths will be located throughout the Village Housing District.

New landscaping will be designed to create a visually attractive street frontage and provide shade to pedestrian facilities in the right-of-way. Landscaping in the side and rear buffer areas will be developed in compliance with applicable UDC landscape standards. In the event it is necessary to modify landscape borders to accommodate non-congregate shelters, the border widths, plant materials, and plan quantities may be amended administratively based on new information at the time of development. Five parking spaces will be provided onsite for employees and Resource Center volunteers. Landscaping will enhance the overall visual appearance of parking areas, and canopy trees will provide shade and mitigate the urban heat island effect.

The site is located within a critical basin, critical basin detention and first flush retention requirements will be triggered at time of development through a drainage report/hydrology analysis submitted to the city with other necessary documents and plans to obtain permits for proposed work.

PAD Document Overview – The PAD document will use the established standards of the R-2 zone as the base zone, subject to the modified development regulations for the Amphi Housing First Resource Center PAD.

Permitted Uses

- Any permitted or special exception use listed in Table 4.8.4 of the UDC for the R-2 Zone is allowed within the Amphi Housing First Resource Center Pad.



Zoning Examiner

Additional Permitted Uses

- Congregate Shelter as defined by Section I.A of the Amphi Housing First Resource Center PAD
- Non-Congregate Shelter (also referred to as micro shelter, tiny homes, etc.) defined by Section I.A of the Amphi Housing First Resource Center PAD
- Support Services, as defined by Section I.A of the Amphi Housing First Resource Center PAD
- Wireless Communications

Prohibited Uses; Cemetery

Additional Land Use Standards

1. Village Housing

- a. No more than 120 beds shall be provided onsite.
- b. No more than 35 non-congregate units shall be provided in the yard external to the fire station.
- c. No more than 15 non-congregate units shall be provided internal to the fire station.
- d. Safety protocols such as curfew, onsite security, 24-hour surveillance cameras, community rules, neighborhood monitoring, etc. shall be implemented. Such safety protocols shall be submitted prior to the issuance of the Certificate of Occupancy.
- e. The facility shall be operated by the City of Tucson Housing and Community Development (HCD) Department or an affiliated partner.
- f. HCD or the affiliated partner shall offer to meet with all neighbors within 400 feet and all neighborhood associations within one mile prior to submission of the development package to inform them of building plans, site programming and logistics, safety protocols, etc.

Development Standards

- Development standards for the Amphi Housing First Resource Center PAD shall use the basic parameters of the R-2 Zone with modifications per PAD Document Table IV.D: Development Standards.
- Where the Amphi Housing First Resource Center PAD falls silent on certain development parameters, the development standards prescribed by the UDC for the R-2 Zone prevail.



Zoning Examiner

Additional Development Standards

1. Parking - Recognizing that the Amphi Housing First Resource Center is accessible by multiple modes of transportation and parking needs are only necessary for employees or support service providers, a minimum of five parking spaces shall be provided onsite. Additional parking, up to five parking spaces, may be accommodated on-street in the King Road right-of-way.
2. Loading - Parking and access lanes may serve as loading zones. Therefore, no loading zones are required to support the Amphi Housing First Resource Center.
3. Landscape and Screening Standards - The following landscape and screening standards shall apply to the Amphi Housing First Resource Center PAD.
 - A 20-foot (minimum) landscape border shall be provided adjacent to King Road in accordance with Section 7.6.4 of the UDC.
 - 10-foot (minimum) landscape borders shall be provided adjacent to the northern, eastern and western property boundaries in accordance with Section 7.6.4 of the UDC.
 - Rainwater harvesting basins and green stormwater infrastructure shall be incorporated into the village housing design to the greatest extent practicable.
 - A 5-foot-tall screen consisting of masonry and wrought iron, or similar material, shall be provided on the property line.
4. Signage and Monumentation - Signage and monumentation within the PAD shall comply with the applicable City of Tucson Sign Code and sign regulations.
5. Solid Waste Standards - All required solid waste and recycled materials collection and storage shall be designed in accordance with the City of Tucson *Technical Standards Manual, Section 8: Solid Waste and Recycling Disposal, Collection, and Storage Standards* unless an agreement between the City of Tucson's Environmental Services Department and the Housing and Community Development Department can be reached for alternative standards for the Amphi Housing First Resource Center.
6. Lighting Standards – All outdoor lighting shall comply with the City of Tucson Outdoor Lighting Code and shall be shielded and downward-directed.



Zoning Examiner

Interpretations and Amendments – The regulations and guidelines provided within the PAD supersede existing regulations within the City of Tucson Unified Development Code. If an issue arises regarding definitions, conditions, standards and/or situations not addressed in this PAD, those in the UDC or other City regulations shall prevail, as interpreted by the City of Tucson Zoning Administrator.

Non-substantial changes to the PAD shall be approved pursuant to *UDC Section 3.5.5.I* and include the following:

1. Modifications to the permitted uses that do not change the overall intent of the PAD.
2. Modifications to tax code parcel boundaries, including changes to interior boundaries, right-of-way acquisition, or combining parcels.
3. Modifications to definitions, development standards and regulations based on new information, best practices and market trends for affordable housing/shelter uses.
4. Any other items not expressly defined as substantial based on UDC Section 3.5.5.J.
5. Modifications to code provisions, including but not limited to the UDC, Fire, and Building code, as long as safety is maintained and with approval from the Planning Director/Building Official. Substantial changes (as defined in UDC Section 3.5.5.J.2.c) are subject to the amendment application process outlined in UDC Section 3.5.5.J.2.

Discussion

The proposed Amphi Housing First Resource Center PAD is consistent with some of the policy goals of *Plan Tucson* and the *North Stone Neighborhood Plan*, as stated in the draft PAD document. However, the proposed PAD is not consistent with the policy direction in the *North Stone Neighborhood Plan* on density. In addition, the height of one of the proposed development options exceeds the height permitted in the R-2 zone, and the setbacks and buffering proposed in the draft PAD should be increased to mitigate the proposed development's impacts on adjacent residences, and to afford privacy to the residents of the proposed development.

Density

The *North Stone Neighborhood Plan (NSNP)* provides that low to medium density is appropriate for sites on neighborhood and collector streets, with high density housing appropriate for sites on arterial streets. *NSNP at 14*. The *NSNP* defines low density as up to 6 units per acre, medium



Zoning Examiner

density as up to 14 units per acre, and high density as over 14 units per acre. *NSNP at 4*. The proposed rezoning site is on King Road, a collector street, not an arterial roadway. Thus, under the *NSNP*, the density should be no greater than 14 units per acre.

The proposed PAD provides for 15 non-congregate units in the existing fire station, which will be renovated and adapted for use, and 35 non-congregate units in newly built “tiny houses, micro-shelters or other housing typologies,” or in a new two-story building, located on the rear half of the 1.05 acre lot.

The draft PAD document does not define “tiny houses” or “micro-shelters” and there are no UDC provisions from which the size or development standards for these structures can be determined. In any event, the density under the proposed PAD greatly exceeds the 14 units per acre permitted under the *NSNP*.

Setbacks, Buffers and Building Height

The draft PAD document proposes a 20-foot landscaped buffer along King Road, and 10-foot landscaped buffers with a 5-foot wall along the north, east and west boundaries of the site.

Given the density of the new uses proposed for the rear portion of the lot, a 5-foot wall is inadequate. At a minimum, the perimeter wall should be at least 6 feet high, to afford privacy to the residents of the new facility, as well as to the residents of the adjoining residential properties. (The townhomes west of the site have rear yards and patios that directly abut the property line.) In addition, the landscaping for the buffer areas should be done with mature trees which will afford immediate shade, visual relief, and privacy.

The maximum building height in the R-2 zone is 25 feet. The draft PAD document proposes a 30-foot maximum height for a new building on the site, apparently based on the height of the tallest portion of the existing fire house. Under the UDC, this would require a 20-foot setback from the neighboring parcels, not the 10-foot setback proposed in the draft PAD document.

Conclusion.

The proposed Amphi Housing First Resource Center PAD is consistent with some of the provisions of *Plan Tucson* and the *North Stone Neighborhood Plan*. However, the proposed PAD is not consistent with the policy direction in the *North Stone Neighborhood Plan* on density. In addition, the height of one of the proposed development options exceeds the height permitted in the R-2 zone, and the setbacks and buffering proposed in the draft PAD should be increased to mitigate the proposed development’s impacts on adjacent residences. Finally, if the



Zoning Examiner

proposed PAD is approved, the Mayor and Council should bring it back for periodic review at a public hearing, after the proposed development is built and is in operation, to make certain that the mitigation measures are adequate and that the land use model makes sense.

RECOMMENDATION

The Zoning Examiner recommends that the PAD not be approved as drafted because the proposed density exceeds the density recommended in the *North Stone Neighborhood Plan*. If the PAD is approved, the setbacks and buffering proposed in the draft PAD should be increased to mitigate the proposed development's impacts on adjacent residences. In addition, if the proposed PAD is approved, the Zoning Examiner recommends that the Mayor and Council should bring it back for periodic review at a public hearing, after the proposed development is built and is in operation, to make certain that the mitigation measures are adequate and that the land use model makes sense.

Sincerely,

John Iurino

Zoning Examiner

ATTACHMENTS:

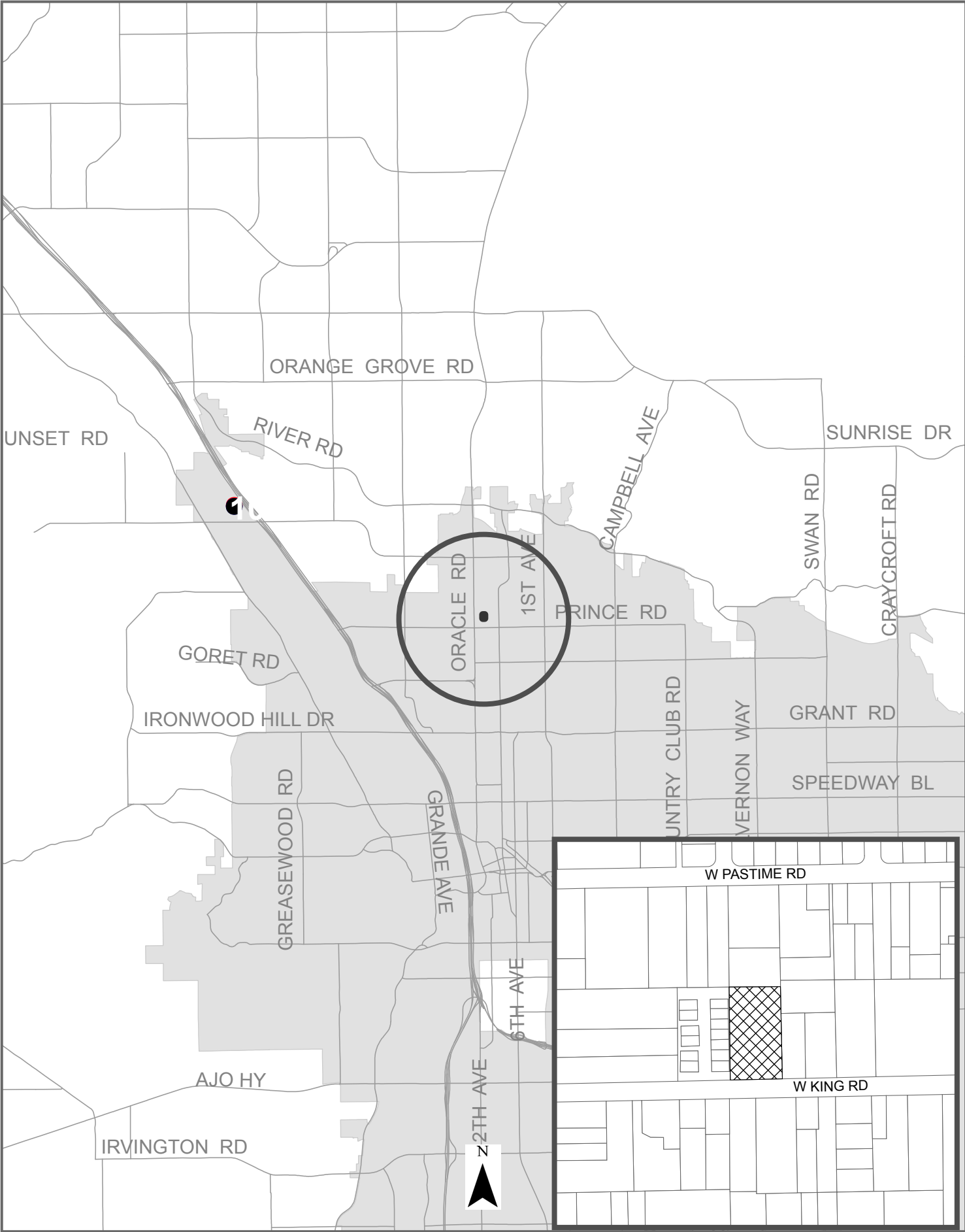
Case Location Map

Rezoning Case Map

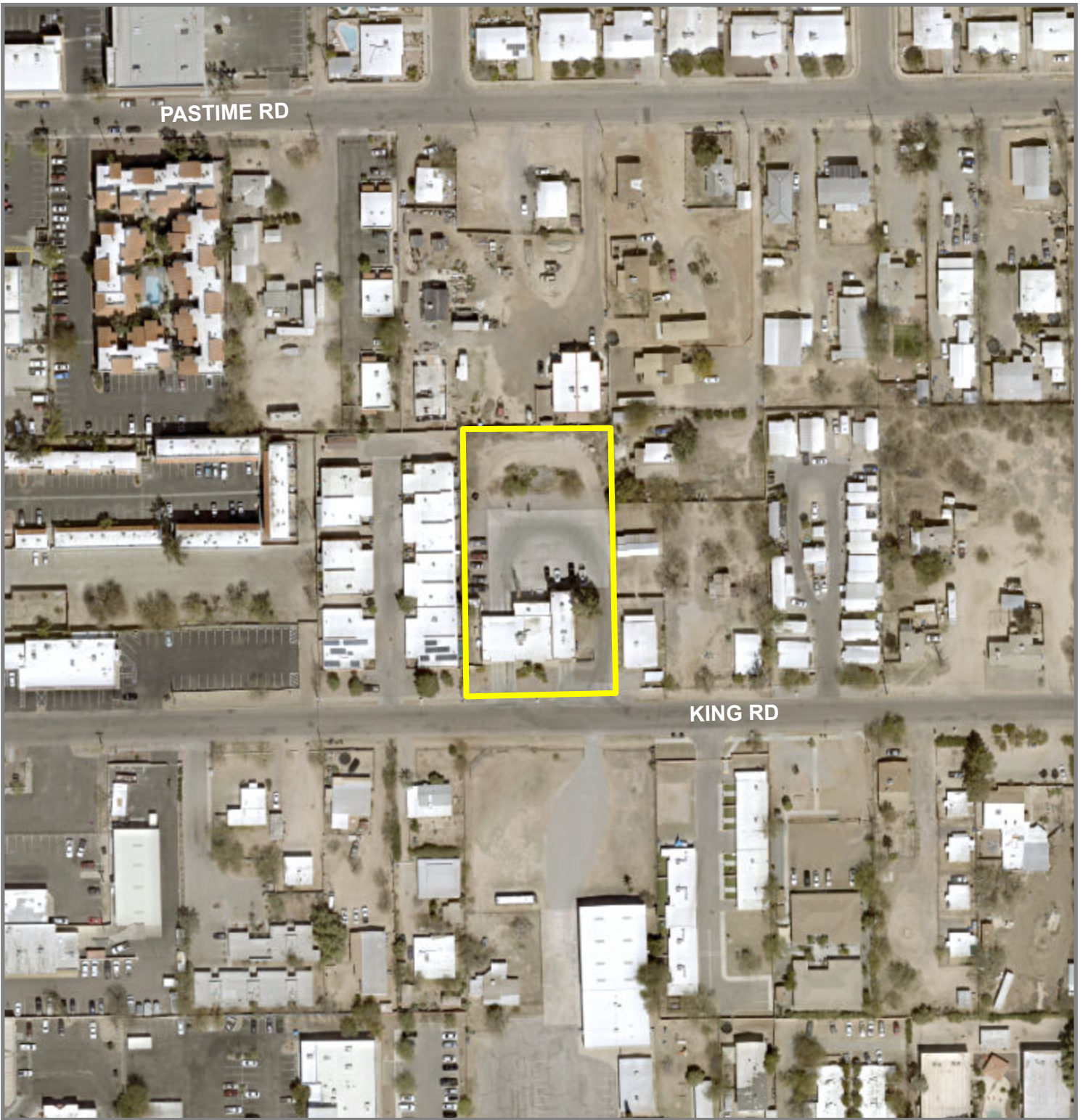
Public Hearing Minutes

Cc: Mayor and Council

TP-ENT-0324-00007 R-2 to PAD



TP-ENT-0324-00007 R-2 to PAD



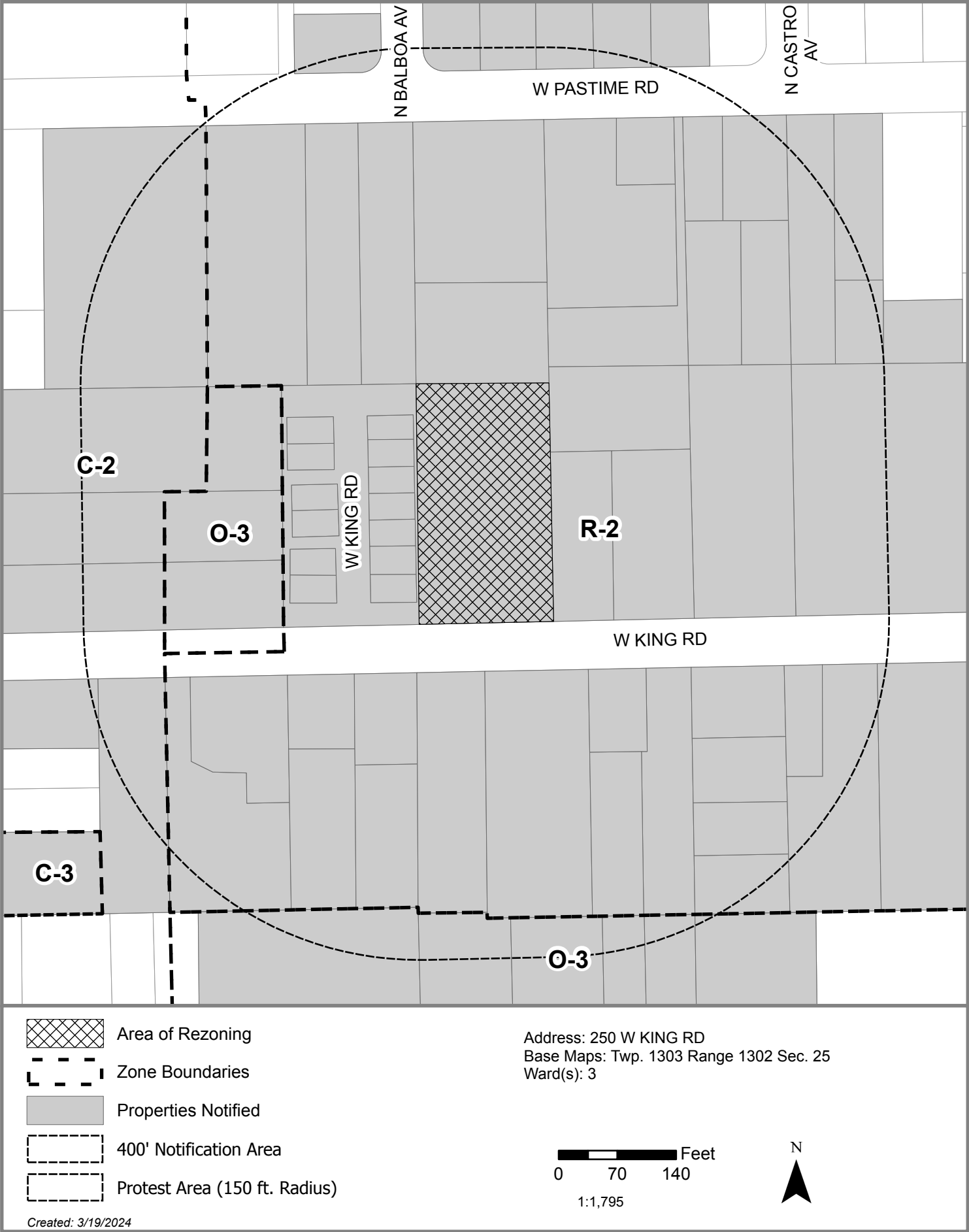
 Area of Rezoning

Address: 250 W KING RD
Base Maps: Twp. 1303 Range 1302 Sec. 25
Ward(s): 3

0 70 140 Feet
1:1,795



TP-ENT-0324-00007 R-2 to PAD



CITY OF TUCSON
ZONING EXAMINER PUBLIC HEARING

MAY 2, 2024

29th & Swan PAD
HCD Village PAD

ZONING EXAMINER:

- John Iurino

STAFF PRESENT:

- Gabriel Sleighter
City of Tucson
Planning and Development Services Department

APPLICANTS/AGENTS PRESENT:

- Keri Silvyn
Lazarus & Silvyn, P.C.
5983 East Grant Road, Suite 290
Tucson, Arizona 85712
- Elizabeth Morales
Assistant City Manager
City of Tucson
P.O. Box 27210
Tucson, Arizona 85726
- Lexy Wellott
The Planning Center
2 East Congress Street, Suite 600
Tucson, Arizona 85701
- Brandi Champion, Director
City of Tucson Housing First Program
- Sarah Meggison
City of Tucson Housing Development Manager

1 ZONING EXAMINER: It's 6:00 o'clock so we'll get
2 started. Good evening everyone and welcome to tonight's Public
3 Hearing. My name is John Iurino. I'm the Zoning Examiner for

1 the City of Tucson.

2 I conduct rezoning hearings -- hearings on behalf of
3 the Mayor and Council, and make findings of fact which I put into
4 a written report, along with my recommendation, which I then send
5 along to the Mayor and Council for their consideration and for
6 their final decision. My report will be based on the information
7 submitted to me, which includes the rezoning application, the
8 Staff Report, all written approvals and protests, all
9 correspondence, and -- and the testimony given at tonight's
10 Public Hearing. I will also include in the record all documents
11 submitted to me up to the close of the Public Hearing.

12 Tonight's proceedings are being recorded, and PDSD will
13 post the video on its website. With that in mind, if you choose
14 to testify, and I call on you to testify, I would ask you to
15 please speak clearly -- which I do most the time, but not always
16 -- and to begin your testimony by stating your name and your
17 address.

18 The process after tonight's hearing goes like this:
19 First, I complete a Preliminary Report within five working days
20 after the close of the Public Hearing. Then, I prepare a Final
21 Report. The Final Report will be issued within two weeks after
22 the close of the Public Hearing. For those of you who wish to
23 receive a copy of the Preliminary Report, and are not a listed
24 party on the case, please send an email to

25 Tucsonrezoning@tucsonaz.gov, again, Tucsonrezoning@tucsonaz.gov,

1 or call the Planning and Development Services Department. A copy
2 of my Final Report will be available from the Planning and
3 Development Services Department, and I send it along to the Mayor
4 and Council. At the scheduled Public Hearing on the case, the
5 Mayor and Council will then vote on the matter based on my
6 recommendation, along with other factors.

7 Tonight's Public Hearing will proceed in the following
8 manner: I will open the Public Hearing and ask a representative
9 of the Planning and Development Services Department to give a
10 brief presentation of the case. After that presentation, I will
11 ask the Applicant to make his or her presentation. I will then
12 ask anyone in the audience who wishes to speak to do so. You can
13 either use the hand-raise function on Zoom or just start talking
14 and I'll recognize you and we'll go from there. Since I cannot
15 have any communication with anyone involved in the case outside
16 of this Public Hearing, I would invite you to speak tonight if
17 you would like to do so. After everyone has had a chance to
18 speak, I will offer the Applicant the opportunity to respond to
19 any of the concerns or issues that were brought up.

20 So, we'll get started. We have two cases on the docket
21 this evening. The first is Case TP-ENT-1123-00045, 29th & Swan
22 PAD. Mr. Sleighter, are you presenting the Staff Report?

23 MR. SLEIGHTER: Yes, I am.

24 ZONING EXAMINER: Please go ahead.

25 MR. SLEIGHTER: Okay. So, this case is a request

1 by Lazarus & Silvyn on behalf of the property owner, BP Swan
2 Investors, to rezone a 27-acre parcel from R-1 to Planned Area
3 Development. The site is at the southeast corner of Swan Road
4 and 29th Street, and the Applicant proposes to allow for the
5 development of a commercial center with multiple uses, sort of
6 anchored on a large-scale retail establishment, and also include
7 multiple kind of medium and smaller PADs with a mix of
8 commercial, light industrial, and retail uses.

9 The Applicant did hold a neighborhood meeting on
10 February 20th at the nearby Myers-Ganoung Elementary School.
11 Notices were sent out to property owners within 400 feet of the
12 site using labels provided by PDSD. Eleven members of the public
13 attended. There was some positive feedback shared about plans to
14 finally develop the property which has been vacant for a long
15 time, and then there were concerns about homelessness and traffic
16 which the team addressed during the meeting.

17 The -- the current land use on the site is vacant. And
18 the request to rezone to Planned Area Development enables that
19 sort of comprehensibly-planned development with some location-
20 specific development guidelines on top of the -- the base zoning
21 of the PAD, which would be C- -- excuse me, I tried to sort out
22 some notes -- C-3 -- the base zoning would be C-3.

23 Previously, there was a rezoning case on the property
24 in 2017 at BP Swan's request. There was an authorization for a
25 rezoning from Residential 1 to OCR-1 to support the development

1 of a large six-story or 100-foot-tall (audio cuts out) and that
2 rezoning was never effectuated (audio cuts out) expired.

3 Land use policy on this site is provided by Plan
4 Tucson. It's in the Existing Neighborhood Building Block and the
5 Future Growth Scenario Map, which includes primarily largely
6 built-out residential neighborhoods. The Building Block's goal
7 is to maintain and enhance the character of the existing
8 neighborhood and accommodate some new development and
9 redevelopment, while still encouraging reinvestment in the
10 community, attributing to neighborhood stability.

11 The PAD proposes a large commercial center with that
12 anchor retail establishment and a variety of smaller PADs.
13 Primary access is going to be from Swan Road and 29th Street,
14 with no traffic moving to or from residential streets in the area
15 or to the apartment complex immediately east of the development.
16 Several secondary access points are indicated on the plans, with
17 the final configuration subject to change prior to the time of
18 development.

19 The Applicant provided three conceptual site layouts,
20 and in all layouts the large-scale retail building is over
21 100,000 square feet. The plans show shade trees through the
22 parking areas, with large islands of landscaping, denoting
23 boundaries between different parking areas and access lanes.
24 There's one tree at least every four spaces to mitigate the urban
25 heat island effect, and rainwater harvesting is accomplished

1 through the site using permeable paving curb cuts, flush curbs,
2 and basins.

3 Again, the PAD document will utilize established C-3
4 zoning as the base zone, as well as allowing certain light-
5 industrial uses compatible and complementary to both the proposed
6 and existing surrounding uses. Within the PAD, all C-3 uses are
7 -- are considered appropriate where not otherwise prohibited by
8 the airport zone. C-3 uses that require a special exception land
9 use procedure will still require that special exception, so
10 things like marijuana dispensary or wireless communication
11 facilities would still require coming back to the Zoning Examiner
12 and the Mayor and Council.

13 In conclusion, the 29th & Swan PAD request is
14 consistent with Plan Tucson and the -- it's sort of aligned with
15 the City of Tucson's Thrive and 29th initiative, locating jobs
16 and -- jobs and commercial services in a neighborhood that's, you
17 know, in need of some reinvestment. And a Plan Amendment is not
18 required. Approval of the requested PAD is appropriate and no
19 other conditions are required.

20 ZONING EXAMINER: Thank you, Mr. Sleighter.

21 Would the Applicant like to be heard?

22 MS. SILVYN: Please, Mr. Iurino. Keri Silvyn with
23 Lazarus & Silvyn. And I'm going to attempt to share my screen.

24 ZONING EXAMINER: Thank you.

25 MS. SILVYN: I'm going to introduce some people

1 while I maneuver this to start working. Okay. There we go.
2 Okay. Keri Silvyn with Lazarus & Silvyn, 5983 East Grant Road,
3 representing the Applicant. Also with me tonight are from Bourn
4 Company is Alan Tanner, McKay Stevens, and Millie Garcia, and
5 then Robin Large and Jackson Cassidy from -- from my office.

6 Staff did a very thorough report. I'm just going to
7 touch on a couple of items for which I have some slides that I
8 think are helpful as well. So, this is an infill piece at the
9 corner of 29th and Swan; it's also -- on the south we have Golf
10 Links Road and Davis Monthan, with a diversion channel that we'll
11 show you a little bit more in a minute; it is within the 29th
12 Street Thrive boundary to revitalize this area, and Staff has
13 touched on some of those policies as well that we are -- we are
14 meeting and bringing forward; and it's directly adjacent, and
15 will have access to roads, with the capacity for this type of
16 development, both Swan and 29th. It's currently zoned R-1.

17 Four companies purchased the property in 2017. Prior
18 to 2017, it was a State-run residential rehabilitation facility.
19 There were 17 abandoned buildings at that time; those were
20 starting to cause some issues with criminal activity and
21 surrounding neighborhood neighbors and first responders were
22 having some concerns. So, Bourn Companies, prior to knowing what
23 was going to be done with the site, went in and demolished those
24 buildings out of those safety concerns.

25 Staff mentioned, in 2017, Bourn Companies also proposed

1 to rezone the project to OCR-1, really proposing predominantly
2 office with a little bit of commercial. Enter 2020, when we had
3 a global pandemic and the office market got turned on its head,
4 the rezoning did expire in 2022, so it remains R-1 zoning. And I
5 do want to point out one of the uses that is not permitted -- and
6 this came up at the neighborhood meeting as well -- because of
7 Davis Monthan Overlay is residential, so it really can only be
8 commercial office, some sort of a nonresidential uses.

9 So, our approach this evening -- and in front of you is
10 the PAD -- trying to do a site-specific rezoning, as Staff
11 indicated, allows us to sort of right size and write our own
12 zoning regulations to some degree. We focused on specific types
13 of uses, like large and small retailers, restaurants, personal
14 services, and then added some employment and light manufacturing,
15 things that would make sense within a commercial center. It also
16 allows us some flexibility, so part of what we've -- what we've
17 -- what Bourn Companies has been hearing is that commercial is
18 really desired in this area, but it's hard to market for
19 commercial use when it's stilled zoned for the R-1 residential;
20 and the State was exempt, right, from zoning so it just was sort
21 of a holding zone in a lot of ways.

22 So, we've created some of those standards. I'm going
23 to step through just a couple of them, but obviously if you have
24 other questions, we can answer them. So, this is kind of the --
25 the concept plan that we've created within the PAD. It sort of

1 sets out some of the basic parameters for all of the uses, not
2 the large retail, which kind of -- like the Unified Development
3 Code, our definition of large retail is a single user of over
4 100,000 square feet. So, anything that is not a large retail,
5 the height is no more than 75 feet.

6 Setbacks from the north are ten feet; to the south ten
7 feet, with no landscaping because of the diversion channel -- and
8 I'll show you that in just a minute -- the west is ten feet; and
9 the east, the setback would be the height of the building, with
10 ten feet of landscaping; and then there's a five-foot wall there
11 that will remain. And, again, I have a photo that I could show
12 you -- I will show you of that as well. All trash enclosures
13 have to be at least 50 feet from the multifamily residential and
14 -- and screened.

15 If it's a large retailer, the single user of over
16 100,000 square feet, we're allowing it as a permitted use in the
17 PAD. And we've gone through a lot of the criteria that would
18 otherwise require a process for a large retail establishment, and
19 we've created criteria that really match this site condition.
20 So, the setback is a minimum of 150 feet from our east boundary,
21 which is the only residential directly on our boundary line.
22 There's residential, as you probably are aware, on the other side
23 of Swan Road; and we've been working very closely with that --
24 that apartment complex owner as well. So, that building would
25 need to be 150 feet, with additional setbacks for parts of the

1 uses. So, outdoor storage, 100 feet; trash, 125 feet; delivery
2 and loading, 100 feet; and all of it needs -- needs screening.
3 There's additional design criteria as well if there's a long
4 expanse of a building.

5 Overall on the site, traffic is going to come in and
6 out off of Swan and 29th Street. There's a median on Swan so
7 those will all be right-in/right-out movements. We're -- for
8 right now, we just highlighted a couple places where we think the
9 major -- those are the red dots -- and then we have the -- you
10 know, some secondary entrances, that will all designed once we
11 know the users and they're ready to put forward the -- the design
12 of the site.

13 Staff mentioned the DM Overlay District we're complying
14 with. The height complies with it, it's under -- the height
15 required from the DM Overlay is 100 to 140 feet depending on
16 where we are on the site; we're at 75 feet, so we are well within
17 that. We're complying with the uses, no residential. There's
18 some noise control and notice requirements for certain uses for
19 aviation and will be complying -- all of those we'll be complying
20 with in the PAD.

21 I just want to show you quickly, this is what I was
22 alluding to before, to give a sense of that diversion channel.
23 So, what you're looking at on the bottom of the screen is Golf
24 Links Roads, and then all of that land before you get to the
25 fencing -- which you can see right here, this is the south

1 boundary of the property -- that's all the diversion channel, all
2 of this vegetation as well as the trail system. So, part of the
3 reason we're not suggesting any landscaping back in this area is
4 that this is providing a very significant buffer in this area.

5 Over on the -- on the west side, east -- otherwise
6 known as the east side, this tree canopy is actually on the
7 apartment side of the -- of the wall. There's a wall that you
8 cannot see underneath those trees; it's a five-foot wall. And
9 then we're proposing an additional tree lining along it with a
10 landscape buffer, so there'll be even a bigger tree canopy and
11 that five-foot wall would -- would maintain as our -- as our
12 buffer over there.

13 We did provide -- Staff alluded to this -- there's
14 three illustrative plans. I don't really feel the need to go
15 into detail. What we tried to do is provide three plans that --
16 that all incorporated the large retailer to show the different
17 ways it could probably work in here. Again, we don't know
18 exactly who the users are, so we wanted to -- to show how that
19 concept plan could lay that -- lay out. So, this is the first
20 one with the -- you can see the large retail establishment
21 positioned where it is. This is another one that shows the large
22 retail establishment over here and then you split -- tenant over
23 on the -- on the other side, and then just another -- another
24 idea that came to mind. So, again, these are in the PAD to show
25 how this could work through and I'm happy to answer questions

1 about those.

2 I'm going to wrap this up with the outreach. Staff
3 mentioned we had our neighborhood meeting. We had 11 attendees.
4 We noticed it on February 6th. Overall, I think I would
5 characterize the comments as positive. The questions and our
6 responses are in the -- in the -- in the summary. Some of the
7 questions were related to traffic, onsite circulation, safety
8 concerns, and the homeless issue that's going on across the --
9 across the city right now.

10 I do want to point out that we were -- both Alan
11 Tanner, A.T. and I, were excited to get to meet the owner of Mama
12 Louisa's, because I've eaten there for years. A.T. grew up down
13 the street and is slightly older than I am, so he's eaten there
14 for more years than I have. And she's been around for a long
15 time and she said she's just excited to see something happening
16 on this site because the -- the not -- not using the site and
17 having a vacant site there is bringing some issues. And she did
18 thank Bourn, as did a number of the other neighbors, for
19 demolishing those -- those old facilities when they purchased it
20 from the State. So, there were good questions; I think we
21 answered them.

22 And, at this point, I'm happy to answer any questions
23 you might have or wait until the Public Hearing and answer them
24 then.

25 ZONING EXAMINER: Thank you very much, Ms. Silvyn.

1 I don't have any questions right now.

2 Would anyone in the audience like to be heard on this
3 case? (No response.) Seeing no hands and hearing no one.

4 Ms. Silvyn -- Ms. Silvyn, I don't have any questions
5 for you. Thank you for your presentation as always; very well
6 prepared materials. And I'm closing the Public Hearing on Case
7 TP-ENT-1123-00045. Thank you.

8 Our next case tonight is Case TP-ENT-0324-00007, HCD
9 Village PAD. Mr. Sleighter, are you presenting the Staff Report?

10 MR. SLEIGHTER: Yes, I am.

11 ZONING EXAMINER: Please go ahead.

12 MR. SLEIGHTER: This is a request by The Planning
13 Center on behalf of the property owner, City of Tucson Real
14 Estate, to rezone a 1.05-acre parcel from R-2 residential to
15 Planned Area Development zoning. The site's at 250 West King
16 Road; it's about 1,000 feet west of Stone Avenue and about a
17 block north of I believe Pima.

18 The Housing Community Development (audio cuts out)
19 Village Housing Model --

20 ZONING EXAMINER: You froze there for a minute.
21 I'm not sure if you were mid-sentence, but go right ahead.

22 MR. SLEIGHTER: -- Village Housing Model not
23 specifically defined in the Unified Development Code, and so the
24 PAD zone would give HCD the flexibility to implement their
25 Housing First approach goals, focused on providing shelters with

1 essential support services in areas experiencing high unsheltered
2 populations; and do that by prioritizing the use of under-
3 utilized or vacant City-owned facilities.

4 The Applicant held two separate meetings prior to their
5 submittal; the first on November 6th and the second one on
6 January 31st. They were both in person and noticed using labels
7 provided by PDSD. HCD Staff also, in addition to those labels,
8 canvassed door-to-door properties within 400 feet of the rezoning
9 site to invite residents who may not have been property owners;
10 and they also left door hangers and postcards with meeting
11 information.

12 The two meetings had about 45 to 47 people in
13 attendance at each meeting. Staff walked through the proposed
14 rezoning request PAD and the -- you know, the project proposal.
15 Discussions focused on safety and crime, the current unsheltered
16 population, property values, tiny homes, and questions and
17 answers, just general information on the Housing First Resource
18 Center Model.

19 The existing land use for the rezoning site is -- is a
20 vacant fire station building and currently R-2 zoned which allows
21 for civic uses, like fire stations. The PAD allows HCD the
22 flexibility to I guess operate this -- this new kind of land use
23 in -- in a flexible way, as well as offering them flexibility to
24 I guess make the most of the resources they have to provide
25 services onsite.

1 Planning considerations. Planned use policy for this
2 area is provided by Plan Tucson and the North Stone Area Plan.
3 The proposal conforms to North -- excuse me -- to Plan Tucson
4 housing goals and policies by adaptively reusing a City building
5 to preserve the distinct physical character of the street and
6 neighborhood. The fire station's been there for a long time.

7 The North Stone Development Plan provides some guidance
8 on landscaping and screening, which the proposal demonstrates
9 compliance with, with a 20-foot landscape border facing King
10 Road, and ten- -- ten-foot landscape borders on the back and
11 sides of the parcel. They're aligned with residential policies
12 mitigating the negative impacts of new development and through
13 setbacks and vegetation.

14 And the proposal is also aligned with Tucson's Housing
15 Affordability Strategy, building capacity around affordable
16 housing, facilitating housing in areas of opportunity, and
17 updating zoning regulations to encourage affordable housing; and
18 it's also a direct effort to house Tucsonans where they are and,
19 you know, where that -- where that need already exists.

20 So, the -- the PAD proposes a new use that's not
21 clearly defined, but it proposed reusing the existing 7,000-
22 square-foot fire station to offer (audio cuts out) different
23 shelter types, congregate shelter, non-congregate shelter, and
24 also the provision of support services. The area behind the
25 existing structure is designated as non-congregate shelter and

1 supports services land use. And so the intent is to use tiny
2 home structures with that Village Housing Model to provide those
3 emergency housing options.

4 The fire station is the only building on the site and
5 it's going to remain, reducing the project's disruption to the
6 surrounding neighborhood. From the street, it will appear about
7 the same. It will see some improvements with high -- high-
8 efficiency materials, fixtures, and appliances.

9 New structures onsite are going to be screened from
10 neighboring homes with a new perimeter wall. Those new
11 structures may be up to two stories in height and they'll be
12 hidden from view to the south by the existing fire station, and
13 only the upper portions of those structures will be visible from
14 immediately-adjacent properties. Access to the site is going to
15 be where it's at now, the 60-foot access at the southeast corner
16 of the property.

17 The project site is identified by Tucson and Pima
18 County -- Tucson and Pima County Housing Study's Neighborhood
19 Vulnerability Index Map as one of the most vulnerable census
20 tracts in the City of Tucson; correlates with the high
21 unsheltered population. The Applicant team's proposal is
22 designed to provide those -- the -- a range of resources that
23 benefits the community. So, the PAD document is going to
24 establish the R-2 zone as its base zone, with some modified
25 development regulations for the Resource Center PAD, allowing

1 anything in an R-2 zone in the PAD boundary, as well as
2 additional permitted uses, congregate shelter, non-congregate
3 shelter, and the support services defined by the PAD document.

4 So, the request to rezone the site to PAD is consistent
5 with Plan Tucson and the Housing Affordability Strategy for
6 Tucson and the North Stone Area Plan. A plan amendment is not
7 required for this proposal, and approval of the requested PAD
8 zoning is appropriate. No conditions are required.

9 We did receive -- after sending out approval/protest
10 mailers to the property owners within 400 feet of the site, we
11 only received three protests and zero approvals for the -- for
12 this case. The three protests we received were from within the
13 150-foot boundary area for the State statute HB 2116, the five
14 out of seven members if more than 20-percent of the parcel --
15 20-percent of the parcel area together are protesting it.

16 HCD had their own comment form up on the website where
17 they received 19 approvals and seven protests. The seven
18 protests all identified as being from within that 400-foot area,
19 but we didn't receive the -- the written mailers or something
20 signed by property owners, and so it's -- they're encouraged to
21 get those mailers and submit those back to PDSD for consideration
22 in the future. And that's -- thank you.

23 ZONING EXAMINER: Thank you. Would the Applicant
24 like to be heard?

25 MS. MORALES: Yes, thank you. I'd like to

1 introduce myself. I'm Liz Morales, I'm the Assistant City
2 Manager, but also the former Director of Housing for Housing
3 Community Development; that's part -- the reason why I'm still
4 working and -- and speaking on behalf of this project. Also, I'm
5 speaking on behalf of the Director of Housing in Community
6 Development, Ann Chanecka, who is not available.

7 But I do want to introduce other team members: Brandi
8 Champion, Director of our Housing First Program; Naomi Lee, our
9 Community Enrichment Coordinator with the Community Health and
10 Safety -- Health and Wellness, and Sarah Meggison, our Housing
11 Development Manager with Housing Community Development, as well
12 as our Planning Center partners that have been assisting us with
13 this PAD submission, Lexy Wellott and Brian Underwood, with The
14 Planning Center. So, should there be questions, I may be calling
15 on them to help me answer that.

16 If -- if you don't mind, I'd like to give a little bit
17 of a background why we have this PAD in front of you. The site
18 is being considered --- as you -- as discussed already, is the
19 former Fire Station 8 in the Amphi neighborhood. It's an area
20 that's been impacted by a variety of social issues, including an
21 increase number of people experiencing homelessness, with very
22 few housing and services options in the area. During the
23 pandemic, the City of Tucson, like many, many other metropolitan
24 cities nationwide, experienced a significant increase in
25 homelessness.

1 In 2023, there was a point in time count that we're
2 required to do, as a jurisdiction, where we interviewed and
3 counted over 2,200 individuals and families and -- and knowing
4 that they were experiencing homelessness. This does not capture
5 every person that is unsheltered, but it does show the need that
6 it is -- it is significant. The University of Arizona provided
7 some -- some statistical analysis and determined that the current
8 number of available -- shelter and housing units available is
9 around 3,400 in Tucson, but there is an additional need of about
10 6,000 beds and units to really meet the need of those who are
11 experiencing homelessness.

12 The City of Tucson Housing and Community Development
13 Direc- -- Department was directed by Mayor and Council to add
14 shelter beds and -- and develop more housing units. As a result,
15 I want to just share -- just a few highlights, what we've been
16 doing this towards -- to -- to achieve that direction. We've
17 acquired several hotel sites and properties over the past three
18 to four years to provide -- to provide additional housing. We
19 were able to serve 451 households with emergency shelter just in
20 the year 2023, and 1,200 units are in various planning
21 construction phases; and over 1,600 people received outreach and
22 navigation services through the Housing First Program. The City
23 has proven track record of operating shelter and -- and providing
24 services that improve the lives of those served, but also
25 improving the neighborhoods that these properties are located in.

1 More specific to the project -- and we're going to show
2 a graphic here -- Mayor and Council did --

3 MS. MEGGISON: Real quick, can I get --

4 MS. MORALES: Yes.

5 MS. MEGGISON: -- to share the screen, please?

6 ZONING EXAMINER: Mr. Beall, would you please let
7 Ms. Meggison share the screen?

8 MS. MORALES: So, to show the commitment that
9 Mayor and Council have to this work, they committed \$1 million of
10 federal -- American Rescue Plan dollars to expand shelter. And
11 we also applied and received a congressional member-directed
12 grant of almost \$1 million to bring this site -- to turn this
13 site into what we're calling a Housing Resource Center, and we're
14 -- it's with the intent of doing an adaptive lease of the
15 building and of the property, to build tiny homes -- a tiny home
16 village with -- in the back lot.

17 In August of 2023, Mayor and Council directed Housing
18 and Community Development staff to begin drafting a Planned Area
19 Development to allow a Housing First Resource Center to be
20 developed. The goal of this PAD as stated -- and I will be
21 quoting Council Member Kevin Dahl from Ward 3 -- in his motion is
22 that this -- this PAD is to address the barriers to develop to --
23 to -- I'm sorry -- address the barriers to development of
24 additional housing options through the use of tiny homes in two
25 phases:

1 First, staff shall take near-term action to address the
2 urgent need for shelter capacity by implementing a pilot program
3 at City-owned Fire Station 8 that will concurrently explore
4 micro-shelter options, while working towards a PAD of both ample
5 community and stakeholder engagement. In addition, Mayor and
6 Council want this project to be a model to do more tiny home
7 villages in other parts of the city to address the housing
8 affordability emergency in Tucson. The approach that we are
9 taking for this project is -- it is what -- the main concern is
10 to involve residents of the neighborhood, businesses, and
11 stakeholders in the Amphi area.

12 The City expanded outreach radius and held additional
13 meetings beyond the minimum requirements for rezoning, because we
14 want to know the residents' concerns and to assure them that the
15 City will be a good neighbor. If the rezoning is ultimately a
16 approved, the City will work collaboratively with residents,
17 along with the City's program, Housing First, and other nonprofit
18 and non-governmental organizations to deliver quality programing
19 that is both -- both effective to those receiving services, as
20 well as safe to the surrounding neighborhood. The end goal is to
21 deliver the -- and it's the needed services that can assist those
22 in need and connect them with stable housing and the appropriate
23 supports.

24 What can be expected at this site includes the
25 following: The City-owned shelter will house approximately 200

1 individuals nightly, and provide short-term housing assistance
2 while shelter residents work with a housing navigator to identify
3 and obtain longer-term housing assistance. The existing location
4 shows that the shelter operations actually improve the -- the
5 areas around them, providing consistent onsite staff presence and
6 neighborhood outreach. The City's Housing First Program operates
7 street outreach, housing navigation, emergency shelter and
8 permanent support (audio cuts out) housing for 1,000 Tucsonans
9 each year at other sites. All services provided by the Housing
10 First Program are low-barrier and provide permanent housing
11 solutions as the primary goal of services.

12 The City of Tucson will partner with the HUD-mandated
13 Multiple Homeless Planning Group known as Tucson Pima
14 Collaboration to End Homelessness, a network of more than 50
15 local housing and homeless service organizations, to coordinate
16 the delivery of outreach, referral, housing navigation,
17 behavioral health, and support services.

18 As mentioned about the summary of the meetings, we held
19 two prior to submission and an additional meeting after we
20 submitted the PAD, and we had well over 100 combined with all
21 those meetings, and it -- again, with the intent of hearing from
22 the residents and being able to start addressing their concerns
23 as we develop the design not just of the building and the lot,
24 but also of the programs.

25 The ongoing work that -- that the City is committed to

1 doing is continued engagement throughout the process -- will
2 occur when a partner is selected -- when a say a "partner,"
3 whoever is going to help us develop and design and construct the
4 -- the renovation and the tiny home village -- we will continue
5 to engage with the neighborhood on the design of the project in
6 two phases -- which is a remodeled interior and the development
7 of the housing village. We have listened to concerns and are
8 committed to providing adequate fencing, walls, and a ten-foot
9 buffer from the western property line.

10 Community Safety, Health and Wellness is another
11 program that has been working very closely with us within the
12 City, and they have been assisting on a couple of key points for
13 the community, which includes the easement adjacent -- adjacent
14 to the townhomes to the west, and the alley north a couple blocks
15 that have caused issues with trash and loitering. Work is being
16 done to address the concerns and provide clean-up and solutions.
17 As new issues arise, the City is prepared to address them,
18 bringing the various resources that the City and our partners
19 have to offer.

20 And that concludes my presentation. Happy to answer
21 any questions.

22 ZONING EXAMINER: Thank you very much, Ms.
23 Morales. I think I'd like to hear from other members of your
24 team if you like or other members of the audience first. I do
25 have some questions, but I'll save them until the end; if that's

1 okay.

2 So, would anyone else on your -- on your team like to
3 speak or shall I open it up to the audience?

4 MS. MEGGISON: I think the audience and then I
5 think if -- if other members of our team can help answer some of
6 the questions we get, we'll be prepared to do that.

7 ZONING EXAMINER: Thank you very much. So, would
8 anyone in the audience like to be heard on this case? And please
9 start by saying your name and address and then we'll hear
10 everyone who wants to speak tonight. So, who wants to go first,
11 if anyone?

12 MR. LARA: Yes, sir.

13 ZONING EXAMINER: Please go right ahead.

14 MR. LARA: My name is Roberto Lara (ph.). I live
15 at 302 West King Road; that's directly west of the proposed PAD.
16 (Child speaking in background.) Sorry, that's our son here.

17 ZONING EXAMINER: That's okay. No problem.

18 MR. LARA: Okay. So, we're against this PAD
19 because of the location. We understand the objective here of
20 outreach and we are all for that. We just are against the
21 proposed location of this PAD, because it's going to directly
22 affect the residents -- all the residents that live in this area,
23 not just us in the townhomes directly west, but you have
24 residents to the south and to the east. And, as they mentioned,
25 there -- there -- they will be trying to service up to 200 people

1 a night. I can't imagine what kind of foot traffic, car traffic,
2 that's going to bring into the -- into our area, and we have a
3 lot of concerns of -- of what kind of activity that'll bring with
4 all these -- these new people coming into our area. So, we -- we
5 just have a lot of concerns and --

6 MRS. LARA: This is Teresa Lara, also the property
7 owner at 302 West King Road. So, I did put in a protest;
8 comments I'm sure you've read. But, you know, now learning
9 there's going to be a two-story wall that'll be directly in our
10 backyard probably -- you know, we share that aligning gate with
11 that facility, you know.

12 And right now we're currently also dealing with the
13 homelessness, with many attempts to reach out to City of Tucson
14 to file reports, as well as the already stretched emergency
15 services and our concerns are about safety. We have a four-year-
16 old son who we are -- we can't even take outside currently. So,
17 our stress is that it's going to bring an influx of this type of
18 traffic through there; and a lot of our homelessness issues have
19 to do with drug use. So, you know, that's -- mainly our concern
20 is safety and also our property value at the same time. So, just
21 as residents, it's just something that we're very much in
22 opposition of.

23 ZONING EXAMINER: Well, thank you --

24 MR. LARA: Yeah.

25 ZONING EXAMINER: -- both very much for

1 participating tonight.

2 MR. LARA: And I'd just like to emphasize how
3 close this PAD is to our townhomes. Our -- our back patio is
4 within 20 feet of the old Fire Station 8 building, so that's
5 having to share that much of a space with this -- this proposed
6 PAD.

7 ZONING EXAMINER: I understand, sir, what you're
8 saying. I've been to the property. I know where the townhomes
9 area. I've seen -- as well have seen the area, so I -- I
10 certainly understand what you're saying.

11 MR. LARA: Okay.

12 MRS. LARA: Thank you.

13 ZONING EXAMINER: Okay. Thank you both very much.

14 I have a hand up from Kyle. Would you like to speak,
15 sir? Start with your name and address.

16 MR. PACKER: Sure. Good evening, Mr. Iurino. My
17 name is Kyle Packer (ph.), and I live at 148 West Knox, which is
18 just off Pastime, the street immediately north of this proposed
19 project.

20 I'm actually here to speak in favor of it. I think
21 most folks recognize it's a lot easier to get angry about new
22 development in your neighborhood than it is to get excited about
23 it, even when the development is something you'll end up using.
24 I don't think anyone who's shown up to the meeting tonight is
25 planning on being homeless. It's -- so like most residential

1 projects, it's kind of hard to hear from the people who would
2 benefit from this project because they haven't moved in yet.

3 A lot of my neighbors are reasonably worried about
4 crime, and that's something that the Tucson PD and the Planning
5 and Development folks have been really great partners on helping
6 us find solutions for. I think the current plan is to block off
7 access to our alleys with gates like they did down at Fort Lowell
8 and Stone; and, honestly, that worked kind of surprisingly well
9 there, so I expect it to work here, too. And the reality is a
10 fair number of my neighbors are already homeless and not giving
11 them a place to stay hasn't stopped crime.

12 The average rent is like one and a half or two times my
13 mortgage and I still get important mail -- I'm talking jury
14 summons and other legal stuff -- for the family that lived in my
15 house before I did and it's been over two years. Like, it was a
16 married couple and their two teenaged daughters. I'd like to
17 think they found another place, but I don't know. Like no one,
18 including the federal government, seems to know how to find them,
19 so I'm not very hopeful for that. And that's kind of why I
20 support this project. It's going to help people that need help,
21 including folks with kids from what I understand, and it's
22 already started serving as a tool to help those of us that live
23 around it, share our safety concerns and find solutions. And,
24 honestly, it'll probably get us some good public infrastructure
25 in the future -- supposed to be bus rapid transit on Stone and

1 we'll probably get a stop if this goes in.

2 As a City-managed project, I'm pretty confident these
3 folks will be good neighbors and that the neighborhood will get
4 better investment than it has historically. So, again, I support
5 it. Thank you for your time.

6 ZONING EXAMINER: Yeah. Thank you for
7 participating, Kyle.

8 Bonnie Poulos. Ms. Poulos, would you like to speak?

9 MS. POULOS: Yes. Thank you, Mr. Zoning Examiner.
10 My name is Bonnie Poulos. I live at 1208 East Smoot Drive. I am
11 on the Steering Committee for the Campus Farm Neighborhood
12 Association. I'm really not speaking in favor or against this
13 project, but I do have some concerns that I hope you'll address
14 when you write your Final Report.

15 First, the plan as it was written says that this PAD is
16 using the basic parameters of R-2 zoning. And I guess I find
17 that difficult to believe when the density that is being proposed
18 is more than three times the density that would normally be
19 allowed on an R-2 parcel. And the Residential Policy Statement 2
20 in the North Stone Area Plan discusses where high-density
21 development is appropriate, which is along arterial streets, and
22 King is, of course, a local street that abuts this property.

23 I'm also concerned that the maximum building height is
24 30 feet. And my understanding in an R-2 zone that the setback is
25 ten feet or three-quarters of the building height, and so I think

1 that the setbacks from the property owners in the townhomes
2 should be more like 22 feet and not ten feet. The North Stone
3 Area Plan also discusses the importance of buffering and I'm not
4 sure that a five-foot masonry wall ten feet from these units is
5 sufficient buffering. I think that mature vegetation should be
6 brought in to help with the buffering, especially along the areas
7 where there's single-family housing and townhome development.

8 And, most importantly, I would like to ask you -- since
9 this is an experiment in village housing, and it's a model that
10 we hope to learn from, I would like to see that there is a
11 direction that this property, and the concept that was used
12 within the interior of the neighborhood, be reviewed in a time
13 frame, say, one to two years after the housing development is
14 complete, so that we can understand whether or not there's an
15 issue with only requiring five parking spaces for a 120-bed unit
16 with -- I don't know how many staff is sufficient, and whether or
17 not there's been a disruption to the single-family neighborhood
18 that exists there today.

19 So, I hope that some of these things will be addressed
20 in your report. And I thank you very much for allowing me to
21 make some comments.

22 ZONING EXAMINER: Yes. Thank you for
23 participating. Would you please -- I -- I got them pretty well
24 in mind -- the last piece I'd like to hear a little more on, the
25 -- basically, if the PAD did go through, right, you're saying

1 after it's built out, bring it up for review by someone -- Mayor
2 and Council -- by someone to check the boxes on did it accomplish
3 what it hoped to accomplish? Did it have other effects on the
4 neighborhood? Did it have beneficial effects, detrimental
5 effects? Just have a review, but a review to what end is what I
6 guess I wanted to --

7 MS. POULOS: I would like to -- I would like to
8 see that there be some requirement for a Public Meeting where the
9 residents who live adjacent to this property or nearby, as well
10 as other residents in the neighborhood, can meet with Housing and
11 Community Development staff, as well as the Ward 3 Council
12 Person, to determine whether or not this is really a good model
13 for housing homeless individuals in the future, and whether or
14 not the decision to place this within a single-family
15 neighborhood was in the best interests of everybody who's going
16 to be residing there.

17 ZONING EXAMINER: I think I have it now. Thank
18 you very much.

19 MS. POULOS: Thank you.

20 ZONING EXAMINER: Would anyone else in the
21 audience like to be heard? (No response.) I'm going to ask one
22 more time and then I have a few questions for Ms. Morales.
23 Anyone else in the audience like to be heard? (No response.)

24 Ms. Morales, I had a couple --

25 MS. MORALES: Yes.

1 ZONING EXAMINER: -- questions; if that's okay.

2 MS. MORALES: Please.

3 ZONING EXAMINER: Yeah. So, the -- the PAD
4 document is -- in your presentation, you referred to tiny homes
5 which are discussed in the PAD document -- but the PAD document,
6 as proposed and prepared by The Planning Center, is somewhat
7 indeterminate on what the non-congregate residential uses might
8 -- how they might be housed. It says tiny houses, micro- --
9 micro-shelters or maybe a two-story building.

10 So, I -- I, you know -- and I say this with all
11 respect, of course, but I -- I just -- sometimes when folks who
12 are living in an area know what might -- will be built, right,
13 it's -- knowledge replaces fear sometimes is what I'm trying to
14 get to. And has a decision been made that it will be tiny homes
15 versus a two-story structure versus -- I'm not even sure what
16 micro-shelter means personally, but --

17 MS. MORALES: Yes, Mr. Zoning Examiner, I can tell
18 you that we have some concepts -- our plan would be to go out as
19 an RFP to experienced developers of this type -- and we believe
20 it would be no more than 30 to 40 structures; that the two- --
21 the two-story, I may ask Lexy or Brian to speak to that -- but,
22 you know, I think that's really around the community space.
23 We're going to need to have -- you know, a place for people to
24 have community bathrooms and facilities. So, I'm going to just
25 ask for either Lexy or -- or --

1 ZONING EXAMINER: Sure. That's fine, of course.

2 MS. MORALES: -- Brian to --

3 MS. WELLOTT: Good evening, Mr. Iurino. And
4 thanks, Ms. Morales, there for the -- the recommendation for --
5 for additional commentary here.

6 One thing to -- to note here and why, you know, we --
7 we crafted the PAD the way we did, Mr. Iurino, was a large part,
8 as Ms. Morales just mentioned, was we're not exactly sure what
9 that development might be in the back, whether it's, you know,
10 tiny homes that are more temporary in nature or a pallet home; or
11 -- or, perhaps, since this is a City-owned property, you know, we
12 have to think about the longevity of it and what this -- the
13 future may entail on this. And, since this is a property that is
14 ultimately going to be managed by HCD, we're looking far into the
15 future as to what those ultimate possibilities may be on this
16 site.

17 So, as we -- we -- we discussed, you know, amongst
18 ourselves what -- what the possibility could be is -- well, we
19 know there's a current need today to immediately house people in
20 the quickest and most economical way possible. But that doesn't
21 mean, you know, ten years from now, when HCD solves this problem
22 in the neighborhood, that they can't look to reposition this to
23 be more of a permanent housing structure. And so I think that's
24 where the notion of two-story houses come in is -- is this notion
25 of, you know, maybe down the road there might be an opportunity

1 for us to develop more permanent apartment housings or, you know,
2 townhomes, et cetera, which all lend for a two-story structure
3 height there.

4 I do want to -- to make it know -- and something that
5 we clearly -- and in hearing from all of the neighbors is -- and
6 recognizing that there is this large unknown, you know, dealing
7 with this project is we -- we added additional development
8 standards that suggested that we would meet prior to an approval
9 of a development package prior to us, you know, making it --
10 getting any TIs approved, that we would meet with those neighbors
11 who are most immediately adjacent to the site to ensure that what
12 it is we are proposing from both a design and operation, safety,
13 et cetera, standpoint, that we are compatible with the
14 neighborhood.

15 And so what it is we're trying to do here is, is
16 activate a City-owned property in a neighborhood that is -- is --
17 is, you know, for lack of a better word, plagued with an issue,
18 and -- and we're -- we're trying to address that on a space where
19 -- where we have the ability to. I know somebody mentioned here
20 -- asking why this property as opposed to somewhere else? Well,
21 this is the City-owned property in the neighborhood and -- and
22 we've got funding to act now to address the situation. And so
23 that's -- that's what our goal is, is to always be a good, good
24 neighbor here.

25 And one thing that -- that we did hear loud and clear

1 from the neighbors adjacent to the property was the safety
2 protocols and operations, and -- and I suspect Liz and Brandi
3 would like to follow up perhaps on -- on this as to how we are
4 going to further work with the neighborhood as we -- we develop
5 this site and -- and really start to better understand the exact
6 program.

7 And -- but one thing also to mention is we -- we are
8 proposing a -- it's ultimately a six-foot-tall wall. The
9 document suggests that it's five-foot, but that's five feet of
10 masonry wall with an additional foot of wrought-iron picket. So,
11 something that we've discussed internally was whether that five-
12 foot should be increased to six feet, and I think that would be a
13 reasonable address -- or a way to -- to -- to address some of the
14 concerns about wall height here. And so, perhaps, we can look at
15 committing to a six-foot-tall masonry wall with an additional
16 foot of wrought-iron picket; so effectively a seven-foot-tall
17 wall surrounding the property there. That's common in Tucson
18 Water properties, et cetera.

19 Secondly, the -- the setback that Ms. Poulos brought up
20 and the notion of, you know, if we bring a two-story building
21 onto this. What it is we're looking to -- to create here is a
22 development standard that would be compatible with other non-
23 residential uses in a residential zone, if you will. While --
24 while the PAD is based on an R-2 zone -- that's why we based it
25 on that is because we're looking at this type of development more

1 as a housing typology, you know -- there's -- there's a need for
2 -- for housing in -- in the city here, and -- and just because
3 it's not our traditional housing typologies, it doesn't mean that
4 we're not providing housing for somebody in need; and so we're --
5 we're trying to -- to navigate because the -- the difference of
6 uses. But I do want to note here as well that a shelter is an
7 allowable use in the R-2 zone with a special exception. And so,
8 again, the use-specific standards that were created for the
9 development typology that would be allowed in the existing zoning
10 category, that doesn't work for the model of housing that we're
11 trying to do --

12 ZONING EXAMINER: Could -- could you --

13 MS. WELLOTT: -- and that's why we're asking for
14 the PAD.

15 ZONING EXAMINER: Sure. Could you -- that was one
16 of my questions, Lexy. Could you speak to if that is permitted
17 in the R-2 zone as a special exception, why does that not work?

18 MS. WELLOTT: So, in the special exception there,
19 it -- it -- it primarily limits the number of people that can be
20 served and I think that's -- that's our biggest concern.

21 ZONING EXAMINER: So, what -- what is the limit?

22 MS. WELLOTT: I -- I -- I don't have it right off
23 the top --

24 ZONING EXAMINER: I think I saw ten or 15; does
25 that sound --

1 MS. WELLOTT: It's --

2 ZONING EXAMINER: -- right?

3 MS. WELLOTT: -- I was going to say no more than
4 20 is like what my gut tells me here, if not less.

5 ZONING EXAMINER: Okay.

6 MS. WELLOTT: And so that -- that doesn't really
7 serve the model and the need that -- you know, as Liz mentioned
8 in -- in her presentation, that's not -- not sufficient for --
9 for the demand in the area, and -- and it's not sufficient in the
10 way in which it's set up where we can offer the support services
11 in conjunction with the shelter, et cetera.

12 ZONING EXAMINER: So, if I -- if I can ask you
13 something else. So, what -- I mean, it's -- we're so used to
14 thinking about residences per acre, and that doesn't really fit
15 apples to apples here, right? But, Ms. -- to Ms. Poulos' point,
16 what is 120 beds on an acre roughly approximately translate to in
17 terms of density? Well, for starters, is it 120 or 200 beds?
18 Because the --

19 MS. WELLOTT: It's --

20 ZONING EXAMINER: -- documents --

21 MS. WELLOTT: -- 120.

22 ZONING EXAMINER: Okay. So, what does that
23 roughly translate to in -- in residences per acre? You're going
24 to have 45 tiny homes; was that what you said? Thirty to --

25 MS. WELLOTT: Right. So, it'd be 35 -- 35 homes

1 in the backside of the lot there, so --

2 ZONING EXAMINER: Plus the fire station.

3 MS. WELLOTT: Right. And that's where I want to
4 -- like the word -- the fire station is -- is a shelter there.
5 Just give me one second --

6 ZONING EXAMINER: Yeah.

7 MS. WELLOTT: -- here, let me --

8 ZONING EXAMINER: Sure, take your time.

9 MS. WELLOTT: -- let me do some simple
10 calculations here. (Pause.) So, when you look at it from a
11 density standpoint, Mr. Iurino, and you think about the homes as
12 it would be viewed from a density calculation -- because the
13 shelter, in and of itself, it's a nonresidential use that
14 wouldn't calculate towards density -- when you look at the number
15 of tiny homes that would be placed on the site, we'd be looking
16 at 35 units to the acre.

17 MS. MEGGISON: I -- I --

18 ZONING EXAMINER: I'd like to --

19 MS. MEGGISON: -- I kind of want to --

20 ZONING EXAMINER: Yeah, go ahead.

21 MS. MEGGISON: I was just going to chime in real
22 quick as someone who's kind of --

23 ZONING EXAMINER: Sure.

24 MS. MEGGISON: -- who's been researching shelter
25 care and zoning in the code. The -- the 35 tiny homes, the

1 little small units, are non-congregate rooms. So, they're not
2 individual homes, like I wouldn't classify it as 35 homes on this
3 less than an acre. It's 35 bedrooms, right, or it would be more
4 of -- because they all share a kitchen space. They don't have
5 their own kitchen in these tiny home units. And so it's hard to
6 go apples-to-apples with it --

7 ZONING EXAMINER: Sure.

8 MS. MEGGISON: -- because they're not technically
9 homes, they are shelter. They're providing a space to have a bed
10 and, you know, a closet, but the -- the communal spaces are still
11 the bedroom -- or the kitchens and the bathrooms. And so it's --
12 it's hard to do a direct density calculation.

13 ZONING EXAMINER: Sure. Yeah.

14 MS. MEGGISON: And I think the -- the reason why
15 we -- we chose a PAD, as opposed to going through the special
16 exception process in an R-2, is -- is exactly as Lexy mentioned,
17 the number of beds allowed per the Zoning Code as it is. And so
18 I think that's why Mayor and Council had directed us to do the
19 Planned Area Development and to think about it more kind of as a
20 site, and this new Resource Center Model, as opposed to, you
21 know, just kind of following the code as it is, because it makes
22 it very difficult to do this model.

23 ZONING EXAMINER: Sure. I appreciate that very
24 much. Thank you. Thank you for that.

25 So, I mean -- and what the PAD document says is

1 there'll be basically communal bathroom facilities and out- --
2 and outdoor kitchen. I'm not sure what an outdoor kitchen is. I
3 mean, I can guess based on being outdoors and having a kitchen.
4 But is that really what it is? Not a roof, no -- no walls? You
5 have to unmute. I'm actually asking.

6 MS. MEGGISON: Do you want me to take --

7 ZONING EXAMINER: Yeah, please tell me what an
8 outdoor is; if that's okay.

9 MS. MORALES: Go ahead, Sarah.

10 MS. MEGGISON: Oh, well, I think the -- there's a
11 model that the Housing First team had looked at for the
12 development of this, which was in Austin, Texas, and, you know,
13 the tiny homes -- there's an outdoor kitchen, but it's -- it's
14 sheltered, it's like a full commercial-size kitchen, right, with
15 a refrigerator and a stove and it's -- it's communally used, but
16 it's --

17 ZONING EXAMINER: Sure.

18 MS. MEGGISON: -- protected, it's not just like,
19 you know, no shelter above it. So, it'll probably be like a
20 semi-enclosed, you know, open on three sides sort of facility for
21 mostly -- probably to start with, refrigerators, et cetera. But,
22 yeah, not -- not intended to just be like a barbecue in the
23 middle of the -- of the --

24 ZONING EXAMINER: Sure.

25 MS. MEGGISON: -- village.

1 ZONING EXAMINER: Right. I'm just thinking of --
2 and I've become less heat-tolerant in my 42nd year here in
3 Tucson, I'm not a native -- just wondering about that.

4 So, just another kind of a bigger picture issue for --
5 for the -- for what I've looked at. Is there -- I mean, I -- I
6 -- and I appreciate what Ms. Wellott is saying and -- and Ms.
7 Morales also, that the intent -- the -- not just intent, but the
8 plan is to go back to the neighbors when you're ready to submit
9 an actual -- not that this isn't actual -- but an actual plan for
10 what will be built. And the actual -- I saw part of the
11 mitigation measures as being sort of the operational procedures
12 and rules, right, for the property. Is there any reason why that
13 has to be back-end and not front-loaded?

14 MS. MORALES: So -- so, Mr. Iurino --

15 ZONING EXAMINER: Yeah.

16 MS. MORALES: -- if you don't mind, I'm going to
17 ask Brandi to speak a little bit to the operations of the other
18 sites that we currently have.

19 ZONING EXAMINER: Sure.

20 MS. MORALES: It is -- we already have those kind
21 of policies and practices already in place, but this will have --
22 will be unique and so -- and, because of where it's situated, we
23 will probably do additional things. As an example -- and I'll
24 turn it over to Brandi, you know -- one of the concerns that was
25 raised was the foot and car traffic. I -- you know, I've

1 mentioned in the past meetings, in the neighborhood meetings,
2 that that is going to be controlled. We won't -- you know, we
3 will not be having people coming directly without appointments,
4 without -- and being able to provide transportation to people
5 from offsite to be brought into this -- into the location. Our
6 goal is to have very minimal impact. In fact, the -- the foot
7 traffic that's happening through that neighborhood right now is
8 very significant. And our priority will be to focus on the
9 immediate neighborhood, those who are currently unsheltered there
10 first so that there will be an immediate improvement just with
11 the existing foot traffic --

12 ZONING EXAMINER: Right.

13 MS. MORALES: -- can move along.

14 So, Brandi, will you speak a little bit to the
15 operations you currently have?

16 MS. CHAMPION: Yes. Thank you, Liz. So, right
17 now, we have a couple of shelters in the O-5 zone, Amazon and
18 Wildcat, and we -- they are both staffed 24 hours a day,
19 professional security at night. So, we don't -- we don't
20 encourage walk-ups. We don't accept walk-ups. They are referred
21 from other agencies, community members, the outside agencies that
22 actually transport the clients there. So, the only foot traffic
23 that we get at Wildcat is people coming up to inquire as to -- if
24 they can get on a wait list or what have you, and we don't
25 encourage that at all. We -- we're very mindful of our

1 neighbors. There's a lot of businesses near our other shelters,
2 so we're always -- and residents for that matter. We're right
3 next to -- we're adjacent to a trailer park at Amazon, so we're
4 very mindful of how our property is kept.

5 What we're doing -- we have a designated smoking area.
6 We are -- we're all cameraed up, so we can see our property from
7 every angle, even the hidden spots, so we're constantly
8 surveilling and supervising, walking the property, walking around
9 the neighborhood, driving the neighborhood to ensure that we're
10 being good neighbors and that our tenants are not disturbing the
11 peaceful enjoyment of other neighbors.

12 And -- and we're available. We have -- myself and my
13 project manager have cell phones that we carry 24 hours a day.
14 We are accessible. We answer our phones. You can come on the
15 property, if you're a resident in the area, and talk to us at
16 anytime. We are -- we -- we're not going to just come in and --
17 and disappear and nobody can contact anybody if there's an issue.
18 We are going to be readily available. So --

19 ZONING EXAMINER: Thank you for that. Was -- is
20 there anything else, Ms. Morales, that you -- you all would like
21 to say? You're on mute.

22 MS. MORALES: Thank you.

23 ZONING EXAMINER: Yes.

24 MS. MORALES: Just the importance of -- of the
25 work that we do that is -- a proven track record, you know. I

1 know that maybe this -- the perception is that we've not done
2 something quite in the neighborhood like this, but this has been
3 -- this is a model that we know has -- is effective, not just in
4 Tucson but nationwide. We're modeling after best prac- -- best
5 practices that is research-validated. And we have -- we're
6 super-responsive and we will ensure that residents have the
7 resources and the contacts to address any concerns. But we
8 believe this will improve the area and bring the solutions that
9 -- that this area has desperately needed.

10 ZONING EXAMINER: Okay. Well, thank you very much
11 for that. And I want to thank everyone in the audience and
12 everyone from HCD who's participated this evening. This
13 obviously is a critical, critical piece of the housing puzzle for
14 commun- -- for any community, but certainly for our community as
15 well. And so I understand how -- how serious the issue is.

16 But I want to thank everyone for participating and I
17 hope everyone has a safe and lovely rest of the evening. Good
18 night.

19 (Conclusion of the hearing.)

20 * * * * *

CERTIFICATE

I hereby certify that, to the best of my ability, the foregoing is a true and accurate transcription of the digitally-recorded City of Tucson Zoning Examiner Public Hearing held via video on May 2, 2024.

Transcription completed: May 13, 2024.

/S/ Danielle L. Krassow
DANIELLE L. KRASSOW
Legal Transcriptionist