

ZONING EXAMINER'S AGENDA

Tuesday, May 17, 2022

6:00 PM

MEETING NOTE: Due to the impacts of the COVID-19 pandemic, which have prompted declarations of a public health emergency at the local, state and federal levels, this meeting will be conducted using measures to protect public health. This meeting will be held remotely through technological means, as permitted under Arizona law. These measures are in place to limit the need for members of the public to participate in large public gatherings, while ensuring that the discussions, deliberations and actions of the Zoning Examiner are transparent and conducted openly.

IN-PERSON ATTENDANCE BY MEMBERS OF THE PUBLIC WILL BE PROHIBITED.

The Zoning Examiner, on behalf of the Mayor and Council, conducts a public hearing and considers testimony for each rezoning in the City of Tucson. The Zoning Examiner may impose reasonable limitations on the number of speakers and the length of the testimony.

After the Public Hearing, the Zoning Examiner issues written reports with findings of fact and a recommendation. A preliminary report is issued five working days after the close of the public hearing. A final report is issued 14 days after the close of the public hearing and transmitted to the Mayor and Council. Any person may request a public hearing before Mayor and Council provided the written appeal is filed with the City Clerk within 14 days after the close of the Zoning Examiner's public hearing. The Mayor and Council make the final decision on all rezoning requests.

Please join the Zoning Examiner hearing from your computer, tablet, or smartphone. Members of the public may view, listen to, and participate in the hearing online by going to the Zoning Examiner website and clicking "Join Meeting" at the top of the page. The Zoning Examiner website may be accessed at the following location: <https://www.tucsonaz.gov/pdsd/zoning-examiner>.

You can also dial in using your phone.

United States: +1 346-248-7799 Meeting ID: 824 9464 9853 and passcode: 281408

If you encounter difficulty accessing the hearing please contact Dan Bursuck at 520-837-4984 or TucsonRezoning@tucsonaz.gov for technical assistance.

The public has the following options to provide comment to the Zoning Examiner:

- 1) Members of the public may submit written comments prior to the hearing by sending an email to TucsonRezoning@tucsonaz.gov. The email should include the Zoning Examiner public hearing date, the case number or name, and your name. Written comments must be received no later than 5:00 pm Monday, May 16, 2022.
- 2) Individuals wishing to speak during the hearing may join the hearing via teleconference and should submit a written request to TucsonRezoning@tucsonaz.gov. Written request should be received by no later than 5:00 pm Monday, May 16, 2022. The email should include the Zoning Examiner public hearing date, your name, and the phone number you will use for the teleconference. The phone number provided will be used to identify the individual when/if being called upon to speak during the public hearing by the Zoning Examiner. Individuals wishing to speak but who did not submit a prior written request will be provided instructions by the Zoning Examiner at the time of the hearing on how to provide comments.

You may speak in favor or in opposition to the rezoning during the public hearing.

CALL TO ORDER - 6:00 P.M.

ADMINISTRATION OF OATH TO PERSONS WISHING TO TESTIFY

PUBLIC HEARING

1. Case: C9-21-23 H2K PAD – Benson Highway, RX-1, RH to PAD (Ward 4)

Proposed Development: A rezoning request to a PAD that establishes Development Units and associated development standards which are intended to establish the foundation primarily for Park and Light Industrial uses. The PAD is modeled after the City's Park Industrial (P-I) and Light Industrial (I-1) zones (uses and standards). There are two permitted uses from the Heavy Industrial Zone (I-2) that are permitted: heavy equipment manufacturing and primary manufacturing. Specific site plans or detailed layouts are not included since it is not yet known exactly what type of development will occur in the Development Units. This detail will be provided by future purchasers of land within this PAD through Development Package submittals. Once property is purchased from the State Land at auction, the purchaser of land will be responsible for creating more detailed master plans and reports for the entire Development Unit during a process referred to as Secondary Planning. The site is located at 11401 E Benson Highway, located on the northside of I-10 between Houghton Road and Colossal Cave Road.

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

Owner: Arizona State Land Department
1616 W Adams Street
Phoenix, AZ 85007

Applicant/Agent 1: Keri Lazarus Silvyn, Esq.
Lazarus & Silvyn, P.C.
5983 E Grant Road, Suite 290
Tucson, AZ 85712

Applicant/Agent 2: Robert G Longaker II, PLA, AICP
The WLB Group, Inc.
4444 E Broadway Boulevard
Tucson, AZ 85711

Engineer/Architect/Other: N/A

2. Case: C9-22-02 Tucson Mountain RV Park PAD – Ajo Way, R-1 to PAD (Ward 1)

Proposed Development: This is a rezoning request to rezone approximately 0.95 acres from R-1 to PAD zoning to establish the Tucson Mountain RV Park Planned Area Development (PAD). The proposal is for a 34-unit recreational vehicle (RV) park with a registration/security office and a small restroom/laundry area. The term "PAD" is used to refer to both the subject property and the document that provides land use regulations for the subject property. The base zoning for the PAD will be the RV Zone but tailored to provide flexibility for the site in its existing condition. Flexibility includes dimensional site features such as parking density, landscaping, pedestrian pathways, setbacks, etc. The rezoning site is located at 2059 W Ajo Way on the south side of Ajo Way approximately 400 feet east of the intersection of W Ajo Way and La Cholla Boulevard.

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

Owner: Danny Eftimoff
Danny Builders
2059 W Ajo Way
Tucson, AZ 85713

Applicant/Agent/Engineer: Thomas Guido, PE
T and T Engineering, LLC
1925 W River Road, #6108
Tucson, AZ 85704

ADJOURNMENT

Si usted tiene algunas preguntas respecto a estas peticiones de excepción especial, favor de llamar al Departamento de Planeación y Desarrollo, al número de teléfono 520-791-5550.

- * The staff reports and related case maps are available online at <https://www.tucsonaz.gov/pdsd/zoning-examiner>