

ZONING EXAMINER'S AGENDA

Thursday, July 22, 2021

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: +1 213-293-2303 Conference ID: 751 539 54#

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 Wednesday, July 21, 2021.
- 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 Wednesday, July 21, 2021. 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: SE-21-08 Catalina Highway Casitas Phase 2, SR to R-2 Zone (Ward 2)

Proposed Development: The phase 2 development of a gated community with 68 luxury one, two, and three-bedroom casitas on 6.42 acres located approximately 500 feet west of Catalina Highway and 1,000 feet north of Tanque Verde Road. The project includes perimeter landscaping, parking, and drainage basins, with access only to Catalina Highway.

a. Review of Rezoning Process

b. Interested Parties

Owner: Saunders Amos, LLC
PO Box 41194
Tucson AZ 85717

Applicant/Agent: Lexy Wellott
The Planning Center
2 E. Congress Street, Suite 600
Tucson, AZ 85701

Engineer/Architect: Bill Carroll
Engineering and Environmental Consultant, Inc.
555 E. River Road, Suite 301
Tucson, AZ 85704

2. Case: SE-21-05 Merchand – Vozack Lane, R-1 Zone (Ward 4)

Proposed Development: A request for a special exception land use to allow an increase in the number of beds to up to forty (40) for an existing adult care facility on 2.15 acres located approximately 1,000 feet south of Broadway Boulevard and 1,200 feet east of Harrison Road in the R-1 zone.

a. Review of Rezoning Process

b. Interested Parties

Owner: Elena Merchand
Tucson Assisted Living Retreat, LLC
250 S Vozack Lane
Tucson, AZ 85748

Applicant/Agent: Daniel While
KAEKO Inc.
4655 N Flowing Wells Road
Tucson, AZ 85705

Engineer/Architect: Daniel While
KAEKO Inc.
4655 N Flowing Wells Road
Tucson, AZ 85705

3. Case: C9-21-09 Oasis – Blacklidge Drive, MH-1 and MH-2 to R-3 Zone (Ward 3)

Proposed Development: A request for a special exception land use to allow an increase in the number of beds to up to forty (40) for an existing adult care facility on 2.15 acres located approximately 1,000 feet south of Broadway Boulevard and 1,200 feet east of Harrison Road in the R-1 zone.

a. Review of Rezoning Process

b. Interested Parties

Owner: Phillip L. Hall
Oasis MHP, LLC
4028 E. Blacklidge Drive
Tucson, AZ 85712

Applicant/Agent: Kevin M. Hall, PE
Cypress Civil Development
2030 E. Speedway Boulevard, #110
Tucson, AZ, 85719

Engineer/Architect: Kevin M. Hall, PE
Cypress Civil Development
2030 E. Speedway Boulevard, #110
Tucson, AZ, 85719

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 791-5550.

* The staff reports and related case maps are available online at <http://pdsd.tucsonaz.gov/pdsd/public-hearing-agenda-materials-rezoning-special-exceptions-original-city-zoning>