

ZONING EXAMINER'S AGENDA***

Thursday, August 19, 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, August 18, 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, August 18, 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-21-09 COT Water – South Houghton, RX-1 Zone (Ward 4)

Proposed Development: The request is for approval of a special exception land use for a Tucson Water wellsite improvements to equip a well that was drilled in 2020 with the necessary equipment for the well to properly operate. The site is located at 12898 S Houghton Road.

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

Owner: City of Tucson c/o Tucson Water
City of Tucson
P.O. Box 27210
Tucson, AZ 85726-7210

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

Engineer/Architect: Dorothy Dolan, PE
Tucson Water
P.O Box 27210
Tucson, AZ 85726-7210

2. Case: C9-21-10 CAP Storage Development– Valencia & Midvale, C-1 to C-2 Zone (Ward 1)

Proposal: Rezoning of 3.36 acres of vacant land for development of a two-story, climate-controlled self-storage development with a single building totaling 104,400 square feet of floor area (52,200 square feet on each of the two floors), with a pass-thru security-controlled vehicle access lane within the center of the building for loading/unloading, a 500-square-foot management office, and required parking, screening, and landscaping.

- a. Review of Special Exception Process
- b. Interested Parties

Owner: Midvale Senior Housing, LLC
1100 S Coast Hwy, Suite 206A
Laguna Beach, CA 82651

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

Developer: Brody Glenn & Doug
CAP Storage Development, LLC
935 S. Main Street, Ste. 201
Greenville, SC 29601

3. C9-21-11 Sterling Real Estate – 475 N Granada, I-1 to C-2 (Ward 1)

Proposal: Request to rezone a 10.37-acre property at 475 North Granada Avenue from I-1 Industrial to C-2 Commercial, for the adaptive reuse of seven buildings, currently used as a 279-room hotel, as a multi-family residential development with 210 units, and the construction of eight new three-story buildings with an additional 154 residential units, for a total of fifteen buildings with 364 residential units, with an overall density of 35 units per acre.

- a. Review of Special Exception Process
- b. Interested Parties

Owner: Lee Ho Chun
Lee & J Hospitality, Inc.
475 N. Granada Avenue
Tucson, AZ 85701

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

Developer: David Zeff
Sterling Real Estate Partners
7114 E. Stetson Drive, Ste. 360
Scottsdale, AZ, 85251

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>