



Zoning Examiner

REPORT TO MAYOR AND COUNCIL

October 23, 2025

SUBJECT: REZONING - TP-ENT- 0725-00016 – Rezoning – 3954 E. Fort Lowell Rd
R-3 to C-1 (Ward 3)

PUBLIC HEARING: October 9, 2025

SUMMARY OF FINDINGS

Applicant's Request for Rezoning R-3 to C-1

The request is made by The Planning Center, on behalf of Robert B. and Joan M. Cook, to rezone approximately 0.35 acres located at 3954 E. Fort Lowell Road (Parcel #11006014N) from R-3 Residential to C-1 Commercial. The applicant proposes to adapt the existing and vacant 2,688 square-foot residential building with on-site parking for Administrative and Professional Offices and General Merchandise Sales.

The subject property is on E. Fort Lowell Road, a major arterial, and approximately 500 feet east of N. Alvernon Way. The applicant indicates that market conditions and the development pattern along this corridor support a commercial zone that would enhance the property's long-term continued use. The project was submitted under TP-ENT-0724-00016 in 2024 and at the landowner's request was re-filed under TP-ENT-0725-00016 in 2025 following a change in consultant.

Zoning Background Information

Existing Land Use: Unoccupied building, formally an art studio and residence

Zoning Descriptions:

Existing: R-3 Residential: Provides for urban, high density, residential development and other uses compatible with adjoining residential uses. _

Proposed: C-1 Commercial: Provides for low intensity, commercial, and other uses that are compatible with adjacent residential uses.

Surrounding Zones and Land Uses:

North: R-3 Residential, C-1 Commercial, C-2 Commercial, and MH-1 Mobile Home
South: O-2 Office and P Parking
East: C-1 Commercial
West: C-1 Commercial

The following land uses exist around the project location:

North: Commercial/Professional Offices
South: Parking and non-residential use
East: Self-storage use
West: Office building use

Previous Cases on the Property: None

Related Cases: None

Summary of Planning Considerations

The proposed rezoning is subject to policy guidance from *Plan Tucson* and the *Grant-Alvernon Area Plan (GAAP)* and conforms to the policy guidance of these citywide and area policies.

Plan Tucson provides citywide policy direction through goals and policies organized under four focus areas: Social, Economic, Natural, and Built Environments. Relevant policies emphasize supporting the retention and expansion of existing businesses (LT28.1.11) and locating community commercial and office uses at arterial or collector street intersections (LT28.2.4). These policies support neighborhood commercial development when within key transportation nodes. In addition, the rezoning is compatible with the mixed use designation of Plan Tucson's Future Growth Scenario Map.

The *Grant-Alvernon Area Plan (GAAP)* establishes land use policies intended to balance new development with the protection of existing neighborhoods. The interior of the plan area is primarily medium-density residential, while office, commercial, and higher-density residential uses are concentrated along major streets.

GAAP policies for office and commercial development include policy that these uses be consistent with the GAAP's Conceptual Land Use Map. The direction is to provide primary access from arterial and collector streets, minimize access impacts to residential areas, and comply with design and buffering standards. Policies also encourage parcel consolidation to achieve effective buffering including landscaping and walls between non-residential and residential uses.

GAAP rezoning policies include support for commercial uses that provide retail and services for surrounding neighborhoods.

Overall, Plan Tucson and GAAP provide a policy framework supporting neighborhood commercial uses, and their compatibility when adjacent to residential uses.

Neighborhood Meetings – On May 17, 2024, and January 6, 2025, the applicant held neighborhood meetings at the subject site located at 3954 E. Ft Lowell Rd. The meetings were noticed by mailers sent out two weeks in advance to property owners, within 400 feet, as well as to all registered neighborhood associations, within one mile of the property. The mailing labels were provided by the Planning and Development Services Department using Pima County Assessor's parcel data. According to the applicant, no property owners or neighborhood association representatives attended the May 17, 2024 neighborhood meeting.

For the January 6, 2025, neighborhood meeting, the applicant indicated that five neighbors attended the meeting expressing the following: preference that the building's location be closer to the street; potential increasing of the height of the existing building; potential for reduced parking requirements; and no final indication of the building's future use. The applicant indicated the property would likely be leased or sold in the future after the rezoning was complete, and while no current development plans are prepared for a specific business at this point, future tenants would need to adhere to the proposed C-1 zoning use specific standards and dimensional standards.

The applicant has complied with Section 3.2.2 of the Unified Development Code, since the applicant has held two neighborhood meetings and the project proposal has not changed.

Staff requested the applicant reach out to the neighborhood associations and Ward 3 staff to notify them of the change in engineers to the Planning Center, that the project had not changed, and that they would agree to meet to discuss the proposal if requested. This was completed by the applicant's email dated July 31, 2025, to the Ward 3 office and neighborhood association representatives. No further responses or comments were received.

Summary of Zoning Examiner Public Hearing October 9, 2025

The Zoning Examiner meeting on October 9, 2025, addressed the proposed rezoning. There were presentations by Planning and Development Services Department staff and the applicant's representative. No one else spoke.

The representative said the rationale for the rezoning comes from the owner's difficulty finding residential tenants. She also made further statements about the location and the proposed rezoning. The subject property is in an area with mostly commercial and office uses, reflecting changes occurring along the Fort Lowell corridor. The existing building on the property is a 2,600 sq. ft. structure that is in good condition and the proposed development plan focuses on the adaptive reuse of the existing building instead of demolition. Planned improvements include a landscaping buffer along Fort Lowell, parking as required by the Unified Development Code (UDC), and enhanced pedestrian connectivity.

Key clarifications noted the rezoning would permit uses under the C-1 zoning subject to the site's parking capacity and compliance with the UDC. It was noted that landscaping is required along Fort Lowell, but no landscaping is required on the east and west sides as the adjacent properties are non-residential. There was also mention that the adjacency to O-2 zoned property

previously required the O-2 to provide a buffer to the property's R-3 zone. With the rezoning to C-1 the subject property may be required to provide a buffer. The representative said they may ask for an administrative waiver at the time of the development plan review. It was also confirmed that while an adaptive reuse is desired, a future redevelopment that needed demolition of the existing building would still be permitted.

Regarding community outreach, the representative's team reached out to prior attendees of two neighborhood meetings conducted by a previous consultant for the applicant, as well as the Ward 3 office. No objections to the current proposal were reported.

The representative accepted the staff conditions. The meeting then was closed.

Summary of Context of the Rezoning and Proposed Conditions

This is a request to rezone a 0.35-acre parcel located along E. Fort Lowell Road from R-3 Residential to C-1 Commercial to convert an existing 2,688 square foot vacant residential structure to Administrative and Professional Offices and General Merchandise Sales. The site is located in a corridor that is already characterized by commercial and office uses, with surrounding zoning that includes C-1 and C-2 Commercial, O-2 Office, and P Parking. The proposed rezoning reflects the established land use pattern and would facilitate the adaptive reuse of an underutilized property with access to existing infrastructure and commercial activity.

The change to C-1 zoning will permit neighborhood office and retail uses that are compatible with the adjoining properties reinforcing a neighborhood commercial area. Although C-1 zoning also allows for other low-intensity commercial uses, the proposal is limited by site size and existing building conditions, making the proposed office and retail uses reasonable. The subject property already has existing masonry walls and landscaping along the site's east, west and south boundaries. There is an existing single access point onto E. Fort Lowell Road. Further, there are only non-residential properties along these boundaries.

The existing building height and setbacks are consistent with the dimensional standards of the C-1 zone and are compatible with surrounding development, which includes an office building, a self-storage complex, and a commercial center. Parking and circulation will be upgraded to meet Unified Development Code (UDC) requirements, with 15 off-street parking spaces, bicycle parking, pedestrian paths, and ADA accessibility provided. Landscaping and screening improvements, including planters, border landscaping, and water harvesting measures ensure visual and functional compatibility with the area. Lighting and defensible space design elements will contribute to site safety and security.

Preliminary conditions of rezoning are proposed to ensure that the project develops in substantial compliance with the Preliminary Development Plan and with applicable UDC standards. These conditions address key aspects of development including site access, parking and circulation improvements, landscaping and screening, and drainage requirements. Additional conditions require compliance with procedural requirements such as execution of a waiver of claims, reporting of any cultural resources discovered, and confirmation of wastewater capacity prior to

development. Together, these conditions provide assurance that the rezoning will be implemented to comply with City standards and compatible with the surrounding environment.

In summary, the proposed rezoning allows for the adaptive reuse of an existing building in a commercial corridor while providing safeguards to protect adjacent properties and ensure compliance with the City's design and development standards. Approval of the request is appropriate subject to the recommended conditions.

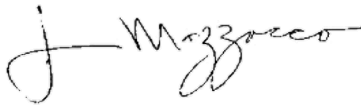
CONCLUSION

The subject rezoning conforms to Plan Tucson and the Grant Alvernon Area plan policies. The rezoning is also compatible with Plan Tucson's Future Growth Scenario Map's mixed-use designation. The applicant accepts the Planning and Development Services conditions. The proposal is compatible with the surrounding land uses and transportation features. Approval of the request is appropriate subject to the recommended conditions

RECOMMENDATION

The Zoning Examiner recommends approval of the rezoning subject to the recommended conditions of PDSD staff.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Mazzocco", with a stylized flourish at the end.

Jim Mazzocco
Zoning Examiner

ATTACHMENTS:

Case Location Map
Rezoning Case Map
Public Hearing Minutes

cc: City of Tucson Mayor and Council

RECOMMENDED CONDITIONS

1. A development package in substantial compliance with the Preliminary Development Plan, dated August 14, 2025, and required reports, are to be submitted and approved in accordance with the *Administrative Manual*, Section 2-06.
2. The property owner shall execute a waiver of potential claims under A.R.S. Sec. 12-1134 for this zoning amendment as permitted by A.R.S. Sec. 12-1134 (I) in the form approved by the City Attorney and titled “Agreement to Waive Any Claims Against the City for Zoning Amendment”. The fully executed Waiver must be received by the Planning & Development Services Department before the item is scheduled for Mayor and Council action.
3. Historic or prehistoric features or artifacts discovered during any future ground disturbing activities should be reported to the City of Tucson Historic Preservation Officer. Pursuant to A.R.S. 41-865 the discovery of human remains, and associated objects found on private lands in Arizona must be reported to the Director of Arizona State Museum.
4. Any relocation, modification, etc., of existing utilities and/or public improvements necessitated by the proposed development shall be at no expense to the public.
5. Five years are allowed from the date of initial authorization to implement and effectuate all Code requirements and conditions of rezoning.

EXISTING ROAD/VEHICULAR ACCESS/CIRCULATION

6. The site will be accessed from E Fort Lowell Road by one (1) existing driveway. The existing driveway shall be improved to current standards.

DRAINAGE

7. Balanced basin detention and first flush retention requirements would apply for the proposed development as directed by Site Engineering.

RECLAMATION DISTRICT

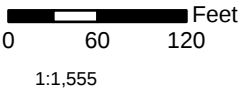
Pima County Wastewater Reclamation provides the condition that the owner/developer shall obtain written documentation from the Pima County Regional Wastewater Reclamation District (PCRWRD) that treatment and conveyance capacity is available for any new development within the rezoning area, no more than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

TP-ENT-0725-00016 3954 E. Ft. Lowell Rd

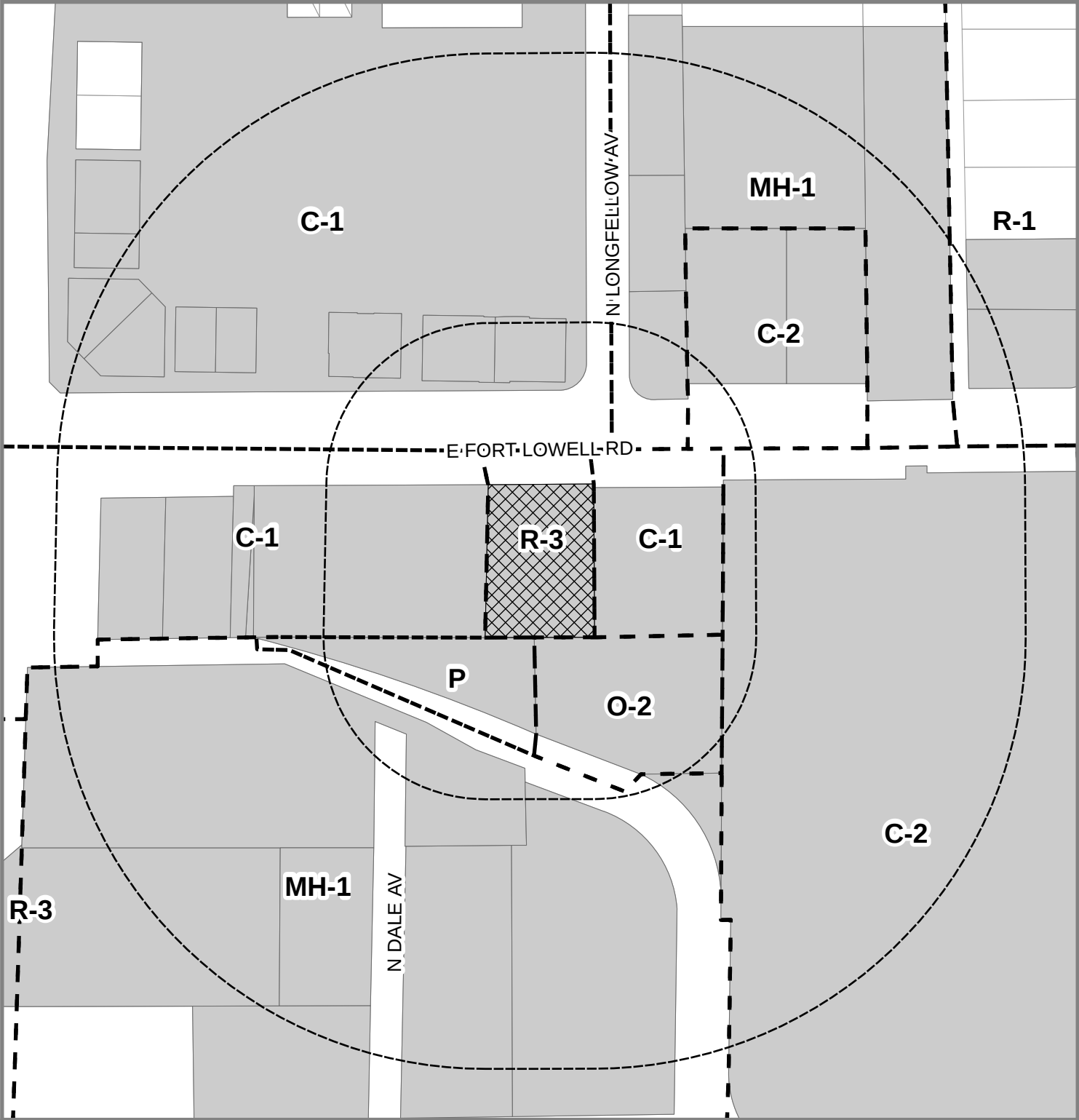


Area of Rezoning

Address: 3954 E FORT LOWELL RD
Base Maps: Twp. 1303 Range 1402 Sec. 34
Ward(s): 3



TP-ENT-0725-00016 3954 E. Ft. Lowell Rd



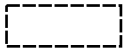
Area of Rezoning



Zone Boundaries



Properties Notified



400 Notification Area



Protest Area (150 ft. Radius)

Address: 3954 E FORT LOWELL RD
Base Maps: Twp. 1303 Range 1402 Sec. 34
Ward(s): 3

0 60 120 Feet

1:1,555



**CITY OF TUCSON
ZONING EXAMINER PUBLIC HEARING**

OCTOBER 9, 2025

**Administrative Professional Offices
and General Merchandise Sales Building
3954 East Fort Lowell Road
(Case No. TP-ENT-0725-00016)**

ZONING EXAMINER:

- Jim Mazzocco

STAFF PRESENT:

- Jay Olivas, Lead Planner
City of Tucson
Planning and Development Services Department

APPLICANT/AGENT PRESENT:

- Lexy Wellott
The Planning Center
2 East Congress, Suite 600
Tucson, Arizona 85701

1 ZONING EXAMINER: Good evening. Let's see. It's
2 6:00 o'clock, and it is October 9th, 2025. Welcome to tonight's
3 Public Hearing. My name is Jim Mazzocco. I'm the Zoning
4 Examiner for the City of Tucson. We have one case scheduled for
5 the Public Hearing tonight, and that is Case TP-ENT-0725-00016,
6 Administrative Professional Offices and General Merchandise Sales
7 Building, Ward 3.

8 A little about -- a little bit about the Zoning
9 Examiner process for the record. I conduct zoning hearings on

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

10 Tonight's proceedings are being recorded. When I call
11 on you to testify, please speak clearly into the microphone, and
12 begin your testimony by stating your name and your address.

13 Regarding the rezonings, I will complete a Preliminary
14 Report within five working days after the Public Hearing is
15 closed. I will then prepare a Final Report which will be issued
16 14 days after the Public Hearing is closed. If you would like to
17 receive a copy of any of my recommendations or reports, and
18 you're not listed as a party of record on one of the case -- on
19 -- on the case you want to see, you can send an email to the City
20 of Tucson, or call the City of Tucson's Planning and Development
21 Services Department. The report -- my Final Report on the
22 rezoning will be sent to the Mayor and Council for the scheduled
23 Public Hearing on the case. The Mayor and Council will then vote
24 on the matter based on my recommendations, along with other
25 factors that they take into consideration.

1 So, tonight, first we will have the Staff Report. The
2 Applicant may give their presentation. The public may then
3 testify. The Applicant may respond. Let me see.

4 For those who wish to speak, I request you stand and
5 respond to the following: Do you swear to tell the truth, the
6 whole truth and nothing but the truth? Okay. Thank you.

7 I already announced the first case, it has a long name
8 so I won't say it again. And now I'll hear from -- the Staff
9 Report.

10 MR. OLIVAS: Thank you. Jay Olivas, Lead Planner
11 -- Lead Planner with the City of Tucson. This a request by The
12 Planning Center on behalf of Robert Cook to rezone approximately
13 0.35 acres, property located at 3954 East Fort Lowell Road. The
14 Applicant's proposing to rezone this parcel from R-3,
15 Residential, to C-1, Commercial, for administrative and
16 professional offices and general merchandise sales; and that
17 would take -- to take place within an existing 2,688-square-foot
18 residential building with onsite parking.

19 The project is subject to Plan Tucson and we would -- I
20 would state that the -- there is a future growth scenario map as
21 part of Plan Tucson, and there is a building block and it is
22 mixed-use centers. And the project is also subject to the Grant-
23 Alvernon Area Plan. And the subject site on the land use map for
24 that area plan, is office/commercial, high-density residential.

25 In terms -- in terms of land use compatibility, the

1 proposed rezoning facilitates the adaptive reuse of an under-
2 utilized parcel on a key corridor with existing infrastructure
3 and strong commercial activity. The site's location along East
4 Fort Lowell Road is a corridor characterized by established
5 commercial businesses, office uses, and supporting
6 infrastructure, makes it a logical candidate for rezoning to C-1.
7 Rezoning the property to C-1 enables development in a
8 neighborhood serving commercial uses or office uses, adjacent to
9 nearby residential areas and helps reinforce the commercial
10 character of that corridor. The subject site, if rezoned, would
11 be limited to land uses allowed in a C-1 zone, which is primarily
12 low-intensity commercial.

13 To further demonstrate the land use compatibility,
14 there are some existing buffer walls four to six -- four to six
15 feet in height, masonry walls located along the southeast and
16 west boundaries which will provide partial screening and
17 buffering to adjoining proper- -- to adjoining properties.
18 Existing and future landscaping will also buffer surrounding
19 properties.

20 Just a brief mention of design compatibility, the
21 building height of this structure which was -- is currently
22 vacant, but was a residence and a former art studio -- the
23 building is currently not being used is -- it's about 24 feet in
24 height, which is less than the nonresidential maximum building
25 height of 30 feet allowed by this proposed C-1 zone's dimensional

standards; and that building height is compatible with the other existing buildings in the immediate vicinity, including an office building to the west, self-storage complex to the east, and commercial center to the north. The project requires a minimum of nine parking spaces per the Preliminary Development Plan, and will be increased to 15 parking spaces, one space per 300 square feet of gross floor area.

In conclusion, the proposed rezoning is consistent with, and supported by, the policy direction provided in Plan Tucson and the Grant-Alvernon Area Plan, and that would be subject to compliance with the attached Preliminary Conditions. And the approval of the requested C-1 zoning is appropriate.

Staff would like to mention that their approval/protest calculations for the advertising of the rezoning, we -- we had zero comments, zero approvals, zero protests, and zero percentage of the lot areas for -- for any protests. So, there were no protests. That concludes Staff's presentation.

ZONING EXAMINER: Okay. Just a couple things, just to clarify. You said that the property is limited to C-1 uses. The name of the -- name of the case is "Administrative Professional Offices and General Merchandise Sales Building." So, I assume that is kind of a limitation on the land uses or not?

MR. OLIVAS: No, the -- Mr. Zoning Examiner, the uses are -- will be limited to all the C-1 uses that the zoning

1 UDC allows. The Applicant put on there the office and the
2 commercial was for the parking as we require -- part of the PDP,
3 the Preliminary Development Plan, to put their proposed uses.
4 So, when they do come in for any changes in the future, we can
5 then see if those -- those uses that they put on the PDP would
6 require a major or minor change, but they're still -- the
7 rezoning change would allow all the uses in that C-1 zone.

8 ZONING EXAMINER: Okay. So, what it appears --
9 it's a fairly small parcel -- and maybe I can ask the Applicant
10 these questions -- the limit on the uses is ultimately going to
11 be the amount of parking -- the limit on the parking?

12 MR. OLIVAS: Correct.

13 ZONING EXAMINER: Okay. As far as buffering, it's
14 surrounded by nonresidential uses; is that correct?

15 MR. OLIVAS: Sorry. What was that?

16 ZONING EXAMINER: The -- the subject property is
17 surrounded by nonresidential uses; is that correct?

18 MR. OLIVAS: That's correct.

19 ZONING EXAMINER: Okay. And there's nothing to
20 stop the Applicant, or a future property owner, from tearing down
21 the current building and building a new building, correct?

22 MR. OLIVAS: Correct.

23 ZONING EXAMINER: Okay. Okay. With that,
24 Applicant?

25 MS. WELLOTT: Good evening, Mr. Mazzocco. My name

1 is Lexy Wellott. I'm a Principal at The Planning Center. We're
2 located at 2 East Congress. I'm also joined this evening by
3 Siavash Habibi, a Planner at The Planning Center. And we're
4 really excited for the opportunity to -- to present this case to
5 you. So, Sue, if you want to next-slide it for me.

6 The request before you is exactly what Mr. Olivas
7 mentioned; and he did a great job presenting, so I'll keep my --
8 my remarks rather brief here. But what it is we're looking to do
9 with this property here that's located just -- just east of
10 Alvernon on Fort Lowell, is we're looking to reposition the
11 property. The property owner has owned this for -- for a few
12 years now and has found, since February of this year, that he's
13 struggling to find users to locate in that, as it's really not
14 viable for a multifamily residential use, as it's surrounded by a
15 variety of commercial and office uses as -- as -- today; and --
16 and, further, the Fort Lowell corridor is very, very much so
17 evolving into a commercial space. So, all of the single-family
18 residences that have located in and around this property have
19 evolved into an office use or a rental use or have been rezoned
20 to commercial.

21 So, with recognition to that, next slide, please. I
22 wanted to just dive into what the merits of the site are. So,
23 currently, there is an existing building on the site that is
24 approximately 2,600 square feet. The building is in rather good
25 condition, and so we feel that the -- the most logical thing to

1 do would -- to simply provide an opportunity for more uses to
2 locate within that building; but that's not to say that that is
3 solely what will happen, because the -- the reality is, is we're
4 trying to position this to better align with the market demands.
5 And so our thought in this is because the building is in good
6 quality, that it would be, you know, logical for it to be just
7 adaptively reused and improved with those uses that are more
8 compatible with the surrounding area. The site is -- as Mr.
9 Olivas mentioned, it's approximately .35 acres, and it is
10 currently accessed off of Fort Lowell Road.

11 Next slide, please. In looking at the existing zoning
12 of the Fort Lowell corridor in and around the site, as you can
13 see on the screen, most of it is largely commercial zoned
14 already. We've got C-1 property on the east and west of us;
15 we've got C-1 property just north across Fort Lowell; and then
16 we've got higher-intensity C-2 a little bit further into the
17 neighborhood, which is where the -- the school of the deaf is, as
18 well as a self-storage facility on the south side. Just south of
19 our property, there is a property zoned P, which functions as
20 parking for the adjacent office zone -- or the office use there,
21 but the parking serves a function for a larger building, and that
22 building is not fully occupied. So, I think at some point in
23 time, there might be further transition on the property just west
24 of us to support perhaps more -- more development and more --
25 more offices in there. And then just south of us, on our

1 southwest -- or southeast corner, we've got an O-2-zoned
2 property, and in that space we've got a publishing company, et
3 cetera.

4 So, what it is we're looking to do here is to simply
5 rezone the R-3 property that's surrounded and sandwiched by
6 commercial or office zoning -- next slide, please -- to -- to
7 change that to a consistent zoning designation. And the real
8 purpose for this is to allow the property to develop with the
9 highest and best use based on market demands, recognizing that
10 Fort Lowell Road is a commercial corridor and we're seeing a lot
11 of these older residential buildings being transitioned into
12 office spaces, or even bodegas, et cetera. We want to provide
13 that same opportunity for this parcel that is no longer really
14 viable for multifamily uses.

15 Next slide, please. So, what it is we're -- we're
16 looking to do -- because the building is -- is in good shape, why
17 tear down something that's perfectly good -- our -- our main
18 intention here is to adaptively reuse it and simply improve the
19 site to provide all of the things that would be otherwise
20 required by code that are not there. And so what I'm referring
21 to is providing a landscape buffer along Fort Lowell Road, to --
22 to provide that screening that's necessary, providing the actual
23 pavement and parking spaces, providing the pedestrian access and
24 connectivity from Fort Lowell to the building, and then also
25 providing some vegetation on the site to mitigate for the -- the

1 urban heat island effect established by the -- the asphalt there.

2 I do want to note that as -- transitioning into a
3 commercial zone, no landscaping or screening would be required on
4 the east, the south, or the west portions of the property, with
5 the exception of where we are adjacent to the O-3 -- or O-2
6 portion on the south side of our property. Our intention at this
7 point -- recognizing that a wall already exists, and a landscape
8 border already exists on the other side, that our -- our
9 intention, as we move through this process into developing it
10 further and getting a new user, is that a design development
11 option, or a DDO, would likely be pursued to remove the
12 requirement for that screening; however, if, -- you know, at
13 whatever point in time, if the neighboring property owner
14 disagrees with that, a landscape border and screening will be
15 provided on that south side there.

16 So, with that, that concludes my -- actually, one --
17 one last thing I wanted to highlight was the neighborhood meeting
18 and neighborhood outreach. As noted in our material, we were not
19 the applicant that started this project, but as -- as -- taking
20 on this project, we understand that two neighborhood meetings had
21 occurred prior to us taking on this project, where the concerns
22 and topics expressed were largely in regards to what was going to
23 be the use going in that building, what was going to be the
24 building height, and truly there was a desire to bring the
25 building a little bit closer; and so all of -- all of those

1 things we -- we're going to do. And I wanted to put on the
2 record that, as part of our outreach efforts, we -- when we took
3 on the case, we reached out to all of the attendees who attended
4 the first neighborhood meeting, as well as the Councilmember's
5 office, to introduce ourselves and let us, you know, describe the
6 case. And we reassured them that the proposal was exactly what
7 they discussed at the neighborhood meeting earlier in the
8 process, and that those uses that were discussed were to
9 transition this into an office or retail use similar to what
10 everyone else is looking at. Since sending that email out, I
11 have not received any communication back from them.

12 So, with -- I don't have anything else to add, so I
13 welcome any questions from you.

14 ZONING EXAMINER: You've looked at the recommended
15 conditions from Staff; do you accept those?

16 MS. WELLOTT: I do, yes.

17 ZONING EXAMINER: Okay. And you just summarized
18 what was going on at the meeting. It seems like you're not
19 having any protests at this point, and the issues raised don't
20 seem extremely problematic, that you can't figure them out in the
21 future. And you are -- now, the front -- the front buffer yard
22 on Fort Lowell, that's required.

23 MS. WELLOTT: Absolutely.

24 ZONING EXAMINER: And the other -- other ones are
25 not required, but are there just because they've been there. And

1 you're saying there may be something along O-2 that may be
2 required, but you may ask for a lesser amount of landscaping
3 during the development review process; is that correct?

4 MS. WELLOTT: Yes, that's correct. So, just to
5 reiterate here. The -- the neighboring properties -- because we
6 were zoned -- we are zoned R-3, the neighboring properties, when
7 they redeveloped and transition, the onus was on them to put up a
8 screen wall and the landscape buffering. Now, that we are
9 theoretically a commercial use adjacent to a nonresidential zone,
10 there is no requirement, with the exception to that O-2 zone
11 where a landscape border and screening would be required, yes.

12 ZONING EXAMINER: And, basically, you look at this
13 as an adaptive reuse of the -- a building that you think is in
14 pretty good shape?

15 MS. WELLOTT: I do, yes.

16 ZONING EXAMINER: Okay. I don't think I have any
17 more questions.

18 MS. WELLOTT: Awesome. Thank you so much.

19 ZONING EXAMINER: Okay. So, nobody else is going
20 to speak? Staff, do you have any final words or any
21 clarifications you want to make?

22 MR. OLIVAS: None.

23 ZONING EXAMINER: Okay. With that, we will close
24 the Public Hearing. And I will prepare a Preliminary Report that
25 will be do in five working days. And we'll end this meeting at

1 6:20. Okay. Thank you very much for attending.

2 (Conclusion of the hearing.)

3 * * * * *

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 on October 9, 2025.

Transcription completed: October 13, 2025.

/S/ Danielle L. Krassow

DANIELLE L. KRASSOW

Legal Transcriptionist