

ZONING EXAMINER'S AGENDA

Thursday, November 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#

If you encounter difficulty accessing the hearing, please email 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, November 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 Wednesday, November 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 or special exception during the public hearing.

CALL TO ORDER - 6:00 P.M.

ADMINISTRATION OF OATH TO PERSONS WISHING TO TESTIFY

PUBLIC HEARING

1. Case: SE-22-35 TEP – Cottonwood Lane, R-1 and R-2 Zoning (Ward 1), CONTINUED FROM OCTOBER 20, 2022

Proposed Development: The proposal is for approval of a special exception land use to allow construction of a 138kV electrical substation on a 10.5-acre parcel. The site was previously used as an aggregate mine and materials sorting facility, and is located approximately 3,500 feet east of Mission Road and 2,000 feet north of Ajo Way, near the west bank of the Santa Cruz River.

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

Owner: Tucson Electric Power Company
3950 E Irvington Road
Tucson, AZ 85714

Applicant/Agent: Brian Pugh, AICP
3950 E Irvington Road
Tucson, AZ 85714

Engineer/Architect: Kevin Letendra, PE
PSOMAS
333 E Wetmore Road, Suite 450
Tucson, AZ 85705

2. Case: C9-22-09 Woods Manor – N Alvernon Way and E 3rd Street, O-1 to R-3 (Ward 6)

Proposed Development: This is a request to rezone approximately 0.78 acres from O-1 to R-3 zoning to construct 24 new multi-family residential units and convert an existing office into two residential units at the intersection of N Alvernon Way and E 3rd Street.

- c. Review of Rezoning Process
- d. Interested Parties

Owner: Jeffrey Katz
Woods Manor LLC
2823 E Speedway Boulevard
Suite 201
Tucson, AZ 85716

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

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 <https://www.tucsonaz.gov/pdsd/zoning-examiner>