



# MAYOR & COUNCIL MEETING NOTICE & AGENDA

## REGULAR MEETING

**MONDAY, APRIL 7, 2003 – 2:00 P.M.  
MAYOR AND COUNCIL CHAMBERS  
(CITY HALL, 255 WEST ALAMEDA, TUCSON, ARIZONA)**

**1. ROLL CALL**

**2. INVOCATION AND PLEDGE OF ALLEGIANCE**

INVOCATION – Reverend/Doctor Marva Gordon, Prince Chapel

PLEDGE OF ALLEGIANCE – Mayor and Council and public in attendance

**PRESENTATIONS**

- (a) Proclamation – Proclaiming the Month of April as “Fair & Affordable Housing Month”
- (b) Presentation Recognizing Sun Tran’s Distinguished Employees Team of 2002
- (c) Presentation of Certificates to Guests from the USS Tucson

**3. MAYOR AND COUNCIL REPORT: SUMMARY OF CURRENT EVENTS**

- (a) Report from City Manager APRIL7-03-192 CITY-WIDE

**4. CITY MANAGER’S REPORT: SUMMARY OF CURRENT EVENTS**

- (a) Report from City Manager APRIL7-03-193 CITY-WIDE

**5. CALL TO THE AUDIENCE:**

At this time, any member of the public is allowed to address the Mayor and City Council on any issue *not listed on today's agenda*. Pursuant to the Arizona Open Meeting Law, individual Council Members may ask the City Manager to review the matter, ask that the matter be placed on a future agenda, or respond to criticism made by speakers. However, the Mayor and Council may not discuss or take legal action on matters raised during "call to the audience."

**6. CONSENT AGENDA – ITEMS A THROUGH G**

**FOR COMPLETE DESCRIPTION OF ITEMS**  
**SEE ATTACHED CONSENT AGENDA**

Matters listed under the Consent Agenda are considered to be routine and will be enacted by one motion and one vote. There will be separate discussion of these items. If discussion is desired by members of the governing body, that item will be removed from the Consent agenda and will be considered separately.

**7. LIQUOR LICENSE APPLICATIONS**

- (a) Report from City Manager APRIL07-03-194 CITY-WIDE
- (b) LIQUOR LICENSE APPLICATION(S)

Person/Location Transfer

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| (1) BASHAS' 69<br>3923 N. Flowing Wells Road<br>Applicant: Michael J. Basha<br>City #012-03, located in Ward 3<br>Series #9<br>Action must be taken by: April 18, 2003 | <u>Staff Recommendation</u><br>Police: In Compliance<br>DSD: In Compliance<br>Bus. License: In Compliance |
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NOTE: For a person and location transfer Mayor and Council can consider both the applicant's capability, qualifications and reliability and location issues.

(c) Special Event(s)

- (1) COMITE DE FESTIVIDADES MEXICANO Staff Recommendation  
3700 S. La Cholla Blvd.  
Kennedy Park  
Applicant: Mercedes M. Guerrero  
City #T012-03, located in Ward 1  
Date of Event: May 2, 2003  
May 3, 2003  
May 4, 2003  
Police: In Compliance  
DSD: In Compliance  
Parks & Rec.: In Compliance
- (2) FRIENDS OF ST. MICHAELS Staff Recommendation  
602 N. Wilmot Road  
Applicant: Natali A. Little  
City #T018-03, located in Ward 2  
Date of Event: May 3, 2003  
Police: In Compliance  
DSD: In Compliance
- (3) ST. CYRIL CATHOLIC  
CHURCH & SCHOOL Staff Recommendation  
4725 E. Pima Street  
Applicant: Amy E. Haas  
City #T025-03, located in Ward 6  
Date of Event: April 26, 2003  
Police: In Compliance  
DSD: In Compliance
- (4) SANTA CRUZ CATHOLIC SCHOOL Staff Recommendation  
134 S. 5<sup>th</sup> Avenue  
Applicant: Mary Ann T. Hendrickson  
City #T029-03, located in Ward 6  
Date of Event: April 27, 2003  
Police: In Compliance  
DSD: In Compliance

(d) Extension of Premises

- (1) PLUSH Staff Recommendation  
340 E. 6<sup>th</sup> Street  
Applicant: Maebelle Reed  
City #EP09-03, located in Ward 6  
Date of Event: April 19, 2003  
Type: Temporary  
Series #6  
Police: In Compliance  
DSD: In Compliance

<p>(2) CONGRESS TAP ROOM, INC.  311 E. Congress  Applicant: Richard S. Oseran  City #EP12-03, located in Ward 6  Date of Event: April 19, 2003  Type: Temporary  Series #6</p>	<p><u>Staff Recommendation</u>   Police: In Compliance  DSD: In Compliance</p>
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**8. ZONING: (C9-02-32) A-C INVESTMENT – AJO WAY, R-1 AND R-2 TO I-1, CITY MANAGERS REPORT**

- (a) Report from City Manager APRIL7-03-197 W5
- (b) Report from Zoning Examiner dated March 14, 2003
- (c) Request to rezone approximately 10.5 acres from R-1 and R-2 to I-1 zoning. Applicant: Charlie Deans of Planners Ink, on behalf of the property owner, A-C Investment Company.

The rezoning site consists of two parcels located on the north and south sides of Ajo Way at the Ajo/Kino Interchange. The preliminary development plan proposes a 123,000 square foot mixed-use light industrial/manufacturing park in ten, one-story buildings.

The Zoning Examiner recommends authorization of I-1 zoning. The City Manager recommends authorization of I-1 zoning subject to certain conditions:

1. A development plan in substantial compliance with the preliminary development plan dated November 11, 2002, and the Design Compatibility Report, is to be submitted and approved in accordance with Section 5.3.8. of the *Land Use Code*.
2. The City of Tucson Department of Transportation shall approve a site design for Parcel 2 that demonstrates the south/north bound traffic lanes on the Kino Parkway ramp are safe, accessible, and maneuverable for large commercial vehicles, such as but not limited to semi-tractor trailers, which require servicing or delivering to this site, using the Kino Parkway ramp entrance.
3. All structures shall be a maximum of thirty-six (36) feet in height, and shall be comparable in building mass and setbacks with the adjacent Pima County Government Complex.
4. All primary activity shall occur within enclosed buildings.

5. Service bay doors on Parcel 2 shall be placed facing the interior of the site. Interior buildings shall be prohibited from locating service bay doors which are oriented toward the residential neighborhood, unless one of the following screening options has been installed:
  - A. The construction of an eight foot high masonry wall, along the entire northern and eastern perimeter; or
  - B. After completion of all perimeter buildings along the northern and eastern perimeter, interior buildings may locate service bay doors to the north or east after demonstrating that the service bay doors are screened from the residential neighborhood by the perimeter buildings.
6. The south, east, and north property lines shall include an embellished landscape buffer, comparable in depth, and shall match the density of trees, plants, shrubs, and groundcover material as established by the Pima County Juvenile Facility along Ajo Way.
7. All noise-generating-uses, including but not limited to trash enclosures, loading zones, and outdoor mechanical equipment, shall be appropriately screened and located a minimum of fifty (50) feet from the northern and eastern property lines.
8. Any required or proposed masonry screen walls shall be constructed of, or painted with, graffiti-resistant materials. These screen walls shall incorporate one of the following decorative materials: (a) tile, (b) stone, (c) brick, (d) textured brick/block, (e) a coarse-textured material such as stucco or plaster, or (f) a combination of the above materials.
9. Any continuous wall greater than seventy-five (75) feet in length and three (3) feet in height visible from the public right-of-way shall vary the wall alignment (jog, curve, notch, or setback, etc.) and include trees or shrubs in the voids created by the variations.
10. An archaeological assessment and survey shall be performed by a qualified archaeologist before any grading or other ground modification takes place. If cultural features or remains are found, testing and data recovery shall be completed as needed. Copies of testing plans, testing reports, data recovery plans and final reports shall be submitted to and approved by the City Historic Preservation Office prior to construction work commencing. If, during construction, human remains and associated burial items are discovered, ground disturbing activities in the vicinity of the discovery will cease, the discovery site will be secured, and the Arizona State Museum will be immediately notified as required under A. R. S. 41-865.

11. “Safe by Design” concepts shall be incorporated in the development plan for review by the Tucson Police Department.
12. Outdoor lighting shall be full cut-off – shielded and directed downward and away from residential uses, no more than twenty (20) feet in height from the eventual grade of the site measured to the light source.
13. Any access point to the parcels from Ajo Way shall be a minimum of 150 feet from the intersection of Interstate-10 and Kino Parkway access ramps as measured from the westernmost curb return from the access ramps to the easternmost curb return at the driveways to the parcels.
14. Dedication, or verification of the existence, of right-of-way as shown on the *Major Streets and Routes Plan* map, shall be provided, including all intersection widening, along all streets, including a thirty (30) foot radius spandrel at all street corners.
15. Right turn/deceleration lanes shall be provided at all access points.
16. Any existing curb cuts not approved for access shall be closed.
17. Any relocation, modification, etc., of existing utilities and/or public improvements necessitated by the proposed development shall be at no expense to the public.
18. Five years are allowed from the date of initial authorization to comply with all Code requirements and conditions of rezoning.

Zero written approvals and zero written protests have been received.

**9. SOLID WASTE MANAGEMENT: PROPOSED FISCAL YEAR 2003 DISPOSAL RATES AT LOS REALES LANDFILL (CONTINUED FROM THE MEETING OF MARCH 24, 2003)**

- (a) Report from City Manager APRIL7-03-201 CITY-WIDE

This item has been continued to the Mayor and Council Meeting of April 14, 2003.

**10. WATER: ADOPTION OF WATER SYSTEM EQUITY FEE**

- (a) Report from City Manager APRIL7-03-189 CITY-WIDE & OUTSIDE CITY

Material for this item can be accessed on the City Website and in the City Clerk’s office as soon as it becomes available.

**11. APPOINTMENTS TO BOARDS, COMMISSIONS AND COMMITTEES**

- (a) Report from City Manager APRIL 7-03-191 CITY-WIDE

**12. CALL TO THE AUDIENCE**

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**13. ADJOURNMENT**

The next regularly scheduled meeting of the Mayor and Council will be held on Monday, April 14, 2003, at 7:30 p.m. in the Mayor and Council Chambers, City Hall, 255 W. Alameda, Tucson, Arizona.