

ADOPTED BY THE
MAYOR AND COUNCIL

September 14, 2021

ORDINANCE NO. 11872

RELATING TO ZONING: AMENDING ZONING DISTRICT BOUNDARIES IN THE AREA SOUTH OF BROADWAY AND WEST OF CAMPBELL- IN CASE C9-20-11 - FROM R-2, O-3, C-1, C-2, C-3, I-1, I-2, P and PAD-39 TO URBAN OVERLAY DISTRICT (UOD) IN ORDER TO INCLUDE WITHIN THE BOUNDARY OF THE SUNSHINE MILE URBAN OVERLAY DISTRICT, ADOPTED ON JULY 7, 2021 AS ORDINANCE 11854, AND SETTING AN EFFECTIVE DATE.

WHEREAS, at a duly noticed public hearing on July 7, 2021, the Mayor and Council adopted Ordinance No. 11854, creating the Sunshine Mile Urban Overlay District (SMUOD) but excluding certain proposed areas south of Broadway and west of Campbell from the district; and

WHEREAS, at that same meeting the Mayor and Council continued the public hearing to August 10, 2021 and directed staff to engage in further community outreach to discuss whether those same excluded portions should be included in the SMUOD; and

WHEREAS, the public hearing was continued by the Mayor and Council on August 10, 2021 to September 14, 2021 to allow for further discussions on the excluded areas, which discussions have now been completed.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF TUCSON, ARIZONA, AS FOLLOWS:

SECTION 1. The zoning district boundaries in the area to include portions south of Broadway and west of Campbell are hereby amended from R-2, O-3, C-1, C-2, C-3, I-1, I-2, P and PAD-39 to Urban Overlay District (UOD), in order to include this area within

the boundary of the Sunshine Mile Urban Overlay District adopted on July 7, 2021 as Ordinance 11854, as shown on the map marked Ordinance No. 11872 subject to compliance with the requirements attached hereto as Exhibit "A" set forth by the Mayor and Council on July 7, 2021 and September 14, 2021.

SECTION 2. The Mayor and Council find that this rezoning complies and conforms with the General Plan and all applicable specific plans; including, in this case, the *Arroyo Chico Area Plan, University Area Plan, Broadmoor-Broadway Village Neighborhood Plan, Miles Neighborhood Plan and Sam Hughes Neighborhood Plan.*

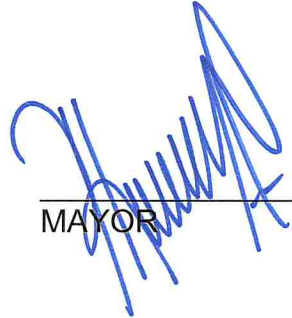
SECTION 3. Notwithstanding any provision of the Tucson Code relating to lot split approval, no grading, grubbing, filling, excavation, construction, or other physical alteration of the site in furtherance of the project contemplated by this Ordinance shall occur prior to the effective date of the UOD zoning classification.

SECTION 4. This Ordinance becomes effective thirty (30) days after it is adopted by the Mayor and Council and is available from the City Clerk.

SECTION 5. The provisions of this Ordinance, including the attached conditions, cannot be given effect individually, and to this end, the provisions of this Ordinance and the attached conditions are not severable.

SECTION 6. The various officers and employees are authorized and directed to perform all acts necessary or desirable to give effect to this Ordinance.

PASSED, ADOPTED, AND APPROVED by the Mayor and Council of the City of
Tucson, Arizona, September 14, 2021.



MAYOR

ATTEST:



CITY CLERK

APPROVED AS TO FORM:



CITY ATTORNEY

REVIEWED BY:



CITY MANAGER

PG/tt
8/17/21