

ZONING EXAMINER'S AGENDA

Thursday, March 28, 2019

City Hall - First Floor
Mayor and Council Chambers
255 West Alameda
Tucson, Arizona 85701

CALL TO ORDER - 6:00 P.M.

ADMINISTRATION OF OATH TO PERSONS WISHING TO TESTIFY

PUBLIC HEARING

1. Case: C9-18-21 Surf Thru, Inc. – Old Vail Road, C-1 and I-2 to I-2 (Ward 4)

Proposed Development: This is a request by Rudolf Ing, PE of DOWL on behalf of the property owners, Surf Thru Inc. to rezone approximately 1.38 acres from C-1 and I-2 to I-2 zoning. The rezoning site consists of four parcels, and is located in the interior of Houghton Town Center, a developing regional shopping center, approximately 300 feet south of Old Vail Road and 400 feet west of Houghton Road. The preliminary development plan proposes a full service car wash with a drive thru pay station and automated tunnel with a total building area of 4,490 square feet, and a maximum height of 34 feet.

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

Owner: Scott Howery, representative
Surf Thru, Inc.
2701 Brighton Park Drive
Bakersfield, CA 93311

Applicant/Agent: Rudolf Ing, P.E.
DOWL
430 W. Warner Road, Suite B101
Tempe, AZ 85284

Engineer/Architect: Same as applicant

2. Case: C9-19-01 Houghton Town Center – Old Vail Road, I-2 to Planned Area Development (PAD) (Ward 4)

Proposed Development: This is a request by Thomas-Sayler Brown, of SBBL Architecture + Planning, on behalf of the property owners Houghton Commerce, LLC, Houghton Developers, LLC and Houghton Town Center Homeowners Association, to rezone approximately 68 acres, located on the south side of Old Vail Road, 950 feet west of S. Houghton Road, from I-2 to Planned Area Development (PAD), to establish a series of commercial and potentially industrial pads for office, commercial and industrial uses, with 62 foot maximum height. Access will be to Houghton Road and to E. Old Vail Road.

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

Owner: Houghton Commerce, LLC
Houghton Developers, LLC
Houghton Town Center HOA
2200 E. River Road
Tucson, AZ 85718

Applicant/Agent: Thomas Saylor-Brown
SBBL Architecture + Planning, LLC
100 N. Stone Avenue, Suite 905
Tucson, AZ 85701

Engineer/Architect: Rick Engineering
3945 E. Fort Lowell Road, Suite 111
Tucson, AZ 85712

3. Case: C9-19-02 BRAKEmax – Tanque Verde Road, C-1 to C-2 (Ward 2)

Proposed Development: This is a request by Linda Morales, of the Planning Center, on behalf of the property owners, Meade Ovis O Living Trust, care of Eric Shoessler, to rezone approximately 1.06 acres from C-1 to C-2 zoning. The rezoning site is located on the north side of Tanque Verde Road, approximately 830 feet east of Catalina Highway. The preliminary development plan proposes construction of a BRAKEmax shop, classified as an automotive service and repair – major use. Proposed development includes a 5,300 square foot commercial structure with seven (7) service bays, enclosed storage area, customer waiting and office areas, with a maximum height of one story at 24 feet, as well as required parking and landscaping.

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

Owner: Mead Ovis O Living Trust
C/O Eric Schoessler
Amprop Ventures
4201 W. Cypress Street

Applicant/Agent: Linda Morales, AICP
The Planning Center
2 East Congress Street, Suite 600
Tucson, AZ 85701

Engineer/Architect: Joshua Bradley
Native Engineering, PLLC
P.O. Box 2995
Land O' Lakes

4. Case: C9-19-03 Town West – First Avenue, R-2 to C-1 (Ward 3)

Proposed Development: This is a request by Raul Reyes of Town West Design Development, Inc. to rezone approximately 3.03 acres from R-2 to C-1 zoning. The rezoning site is comprised of five parcels and is located west of First Avenue and south of Limberlost Drive. The preliminary development plan proposes a retail

commercial building with 6,034 square feet in the northern portion of the site, an office building with 10,000 square feet in the southern portion of the site, and a food service use with 3,000 square feet and a drive-thru lane near the center of the site. Associated parking and landscaping is shown around the three buildings and near the site perimeter.

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

Owner: Atten.: Raul Reyes
 Town West Design Development, Inc.
 3002 N. Campbell Avenue, Suite 200
 Tucson, AZ 85719

Applicant/Agent: Raul Reyes
 Town West Design Development, Inc.
 3002 N. Campbell Avenue, Suite 200
 Tucson, AZ 85719

Engineer/Architect William B. Carroll, PE
 Engineering and Environmental Consultants
 555 East River Road, Suite 301
 Tucson, AZ 85704

5. Case: C15-19-01 S. Kolb Annexation District – Original City Zoning, County SP to City PAD 26 (Ward 4)

Proposed Development: This is a request by the City of Tucson to establish Original City Zoning on approximately 94.76 acres of land, consisting of five parcels, recently annexed by the City of Tucson. Establishment of Original City Zoning requires that the property be rezoned. The rezoning site is located on the east side of Kolb Road, south and west of Valencia Road, and approximately 1-3/4 miles north of Interstate 10. The property is undeveloped other than a natural gas utilities distribution use located near the southwest corner of the annexation district.

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

Applicant/Agent: Mike Czechowski
 Annexation Project Manager
 255 W. Alameda
 Tucson, AZ 85701

6. Case: C15-18-07 Kolb and Valencia Annexation District – Original City Zoning, County SR, CB-1, CB-2, CI-1 and SP to City SR, C-1, C-2, I-1 and PAD-26 (Ward 4)

Proposed Development: Establishment of Original City Zoning by translation of Pima County zoning SR, CB-1, CB-2, C1-1 and SP to City of Tucson Zoning SR, C-1, C-2, I-1 and PAD-26. No development is proposed as part of the zoning translation.

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

Applicant/Agent: Mike Czechowski
Economic Initiatives Office
City of Tucson

Engineer/Architect: N/A

ADJOURNMENT

Si usted tiene algunas preguntas respecto a estas peticiones de rezonificación, 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://www.tucsonaz.gov/planning/proj/projects/rezoning](http://www.tucsonaz.gov/planning/prog_proj/projects/rezoning)

