

**ZONING EXAMINER'S \*REVISED AGENDA\***

**Thursday, April 12, 2018**

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 C9-06-32 The Bridges PAD – Major Change (Ward 6)**

**Proposed Development:** A PAD for mixed-use development of office, commercial and residential. A change is requested to underlying zoning classification for Sub-Area B, including B-1, B-II, B-III and B-IV from Residential (R-3) to Office/Commercial/Residential (OCR-1) Zone. The PAD project is located South of 36<sup>th</sup> Street, west of Campbell Avenue, and north of Interstate 10.

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

***Owner:*** 5151 East LLC  
201 N. Bonita Avenue, Suite 105  
Tucson, AZ 85745

***Applicant/Agent:*** BP Bridges Partners LLC and BP Partners LLC #2  
20 E. Congress St., Suite 300  
Tucson, AZ 85701

***Engineer/Architect/other:*** Norris Design  
418 N. Toole Avenue  
Tucson, AZ 85701

**\*\*\*Case C9-18-02 The Baffert @ 5-Points has been re-scheduled for May 3, 2018. Full notice per UDC 3.5.3.E will be provided for the new date.\*\*\***

**2. Case: C9-18-02 The Baffert @ 5 Points & 733-735 S. Stone, HC-3 to C-3 and C-3 to HC-3 (Ward 6)**

**Proposed Development:** Remove 747 S. 6<sup>th</sup> Avenue from the Armory Park HPZ (HC-3 to C-3) and add the parcel at 733 S. Stone Avenue, (Wanslee Motors) to the HPZ (C-3 to HC-3), to allow development of a 3-story, 48-foot tall mixed-use building (The Baffert) on the S. 6<sup>th</sup> Avenue property.

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

***Owner:*** 747 S. 6<sup>th</sup> Avenue  
KBL 747 LLC  
4847 N. Daisy Dawn Place  
Tucson, Arizona

733 S. Stone Avenue

Thomas W. and Dorothy Ann Epperson Jr.  
8666 N. Paseo Norteno  
Tucson, Arizona

*Applicant/Agent:* Lawrence Kappler (Representing both owners)  
KBL, LLC  
4847 N. Daisy Dawn Place  
Tucson, Arizona

*Engineer/Architect/other:* Rob Paulus Architects  
990 E. 17<sup>th</sup> Street, Suite 100  
Tucson, Arizona

#### **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 <http://pdsd.tucsonaz.gov/pdsd/public-hearing-agenda-materials-rezoning-special-exceptions-original-city-zoning>