

ZONING EXAMINER'S **REVISED AGENDA**

Thursday, May 17, 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: SE-18-16 Verizon – Fort Lowell Road (Ward 3) **(Continued)**

Proposed Development: The proposal is for a wireless communication tower 50 feet in overall height, as a broadleaf tree (monoelm), with three sectors of antennas and associated ground equipment. The project site is located approximately 200 feet north of Fort Lowell Road and 300 feet west of Country Club Road.

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

Owner: Carl Weinstein
Zac the Cat LLC
2921 E. Fort Lowell Road, Ste 205
Tucson, AZ 85716

Applicant/Agent: Neal Talaske
Pinnacle Consulting
1426 N. Marvin Street, Suite 101
Gilbert, AZ 85233

Engineer/Architect/other: Kyle Fortin
Pinnacle Consulting
1426 N. Marvin Street, Suite 101
Gilbert, AZ 85233

2. Case: SE-18-17 Verizon – Country Club Road (Ward 6) **(Continued)**

Proposed Development: The proposal is for a wireless communication tower 50 feet in overall height, as a broadleaf tree (monoelm), with three sectors of antennas and associated ground equipment. The project site is located approximately 150 feet east of Country Club Road and 500 feet south of Grant Road.

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

Owner: Friends of the Pima County Library LLC
2230 N. Country Club Road
Tucson, AZ 85716

Applicant/Agent: Neal Talaske
Pinnacle Consulting
1426 N. Marvin Street, Suite 101
Gilbert, AZ 85233

Engineer/Architect/other: Kyle Fortin
Pinnacle Consulting
1426 N. Marvin Street, Suite 101
Gilbert, AZ 85233

3. Case: C9-18-05 Fort Lowell Park – Fort Lowell Road, MH-1 & R-3 to C-2 (Ward 3)

Proposed Development: The proposal is to rezone nine parcels to allow for a mixed use development with ten buildings totaling 212,220 square feet of floor area, including approximately 120,000 square feet of self storage with RV parking, and 93,000 square feet of commercial retail and restaurant uses, along with associated parking, screening and landscaping. The project site is located on the south side of Fort Lowell Road, approximately 800 feet east of Alvernon Way.

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

Owner: Abraham Slilaty
Fort Lowell Park, LLC
PO Box 40333
Tucson, AZ 85717

Applicant/Agent: Brian Underwood
The Planning Center
2 E. Congress Suite 600
Tucson, AZ 85701

Engineer/Architect/other: Patterson Hydrology Drainage
655 N. Craycroft Road
Tucson, AZ 85711

4. Case C9-16-04 Irvington Commercial Center PAD-29, Major Change (Ward 1)

Proposed Development: The proposal is a major change to the existing PAD. The applicant proposes to change the PAD boundary by adding two new parcels to increase the total area of the PAD by approximately 2 acres. The additional parcels will be utilized for parking or other uses as currently permitted by the PAD. The project site is located northwest of the Interstate 19 and Irvington Road interchange.

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

Owner: City of Tucson

Applicant/Agent: Thomas Sayler-Brown
SBBL Architecture + Planning
15 E. Pennington Street
Tucson, AZ 85701

Engineer/Architect/other: Thomas Sayler-Brown
SBBL Architecture + Planning
15 E. Pennington Street
Tucson, AZ 85701

5. Case C9-18-07 Meyer and Pearson – Magdalena Road (Ward 2)

Proposed Development: The proposal is to rezone approximately 4.55 acres from SR to RX-1 zoning. The rezoning site is located on the north side of E. Magdalena Road, 300 feet east of S. Gollob Avenue, approximately 2,000 feet west of S. Harrison Road. The preliminary development plan proposes re-subdivision of Lot 31, Halcyon Acres Annex, into four (4) lots.

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

Owner: Meyer and Pearson Trust

Applicant/Agent: Michael J. Marks, AICP
MJM Consulting, Inc.
6401E. Shepherd Hills Drive
Tucson, AZ 85710

Engineer/Architect/other: Michael J. Marks, AICP
MJM Consulting, Inc.
6401E. Shepherd Hills Drive
Tucson, AZ 85710

6. Case C9-18-08 Clausen – E. Magdalena Road (Ward 2)

Proposed Development: The proposal is to rezone approximately 4.62 acres from SR to RX-1 zoning. The rezoning site is located on the north side of E. Magdalena Road, at the northwest corner of E. Magdalena Road and S. Brown Avenue, approximately one-quarter mile west of S. Harrison Road. The preliminary development plan proposes re-subdivision of Lot 33, Halcyon Acres Annex, into four (4) lots.

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

Owner: Cornelia Clausen Revocable Lifetime Trust

Applicant/Agent: Michael J. Marks, AICP
MJM Consulting, Inc.
6401E. Shepherd Hills Drive
Tucson, AZ 85710

Engineer/Architect/other: Michael J. Marks, AICP
MJM Consulting, Inc.
6401E. Shepherd Hills Drive
Tucson, AZ 85710

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>