

ZONING EXAMINER'S AGENDA

Thursday, June 21, 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: C9-18-09 SHK Future Development LLC – Broadway Blvd. R-1 to C-1 (Ward 6)

Proposed Development: The proposal is to rezone the north 0.20 acre of the 0.54 acre site to allow for future improvements/redevelopment of the existing drive-through restaurant including additional parking. The Preliminary Development Package (PDP) shows the rezoning site as future parking, dumpster location and landscaping for a future, new 2,467 square foot commercial building.

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

Owner: SHK Future Development LLC
5989 E. Grant Road
Tucson, AZ 85712

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

Engineer/Architect/other: Cypress Civil Development
2030 E. Speedway Blvd., Suite 110
Tucson, AZ 85719

2. Case: C9- 18-10 La Roca Vista – E. Tanque Verde Road, SR to R-1 (Ward 2)

Proposed Development: 19-Lot Single-family subdivision

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

Owner: Frances Hart
9500 E. Tanque Verde Road
Tucson, AZ 85749

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

Engineer/Architect/other: Ross Lamberson
Cascade Engineering & Drainage
P.O. Box 681 97
Tucson, AZ 85737

3. Case: C9-18-11 Rojo – El Burrito Avenue C-2 to I-1 (Ward 3)

Proposed Development: The preliminary development plan (PDP) proposes a wrought iron manufacturing use on a 0.61-acre site. A new 400 square foot storage building is proposed adjacent to an existing workshop/storage building on the northern parcel, and approximately 2,200 feet of new covered storage area is proposed on the southern parcel adjacent to two existing workshop/storage buildings.

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

Owner: Alberto & Elva Rojo
Rojo Metals
2918, 2934 & 2926 N. El Burrito Ave.
Tucson, AZ 85705

Applicant/Agent: Frank Rendon
3D Architectural Designs
7660 E. Lakeside Drive
Tucson, AZ 85730

Engineer/Architect/other:

4. Case: SE-18-33 Verizon – 9th Street, C-1 Zone (Ward 6)

Proposed Development: A wireless communication tower disguised as a palm tree (monopalm), 60 feet in height, with twelve antennas. The WCF will be placed within an 800 square foot (40 feet by 20 feet) lease area adjacent to a parking lot on a 1.61-acre parcel owned by Tucson Unified School District (TUSD).

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

Owner: Tucson School District No. 1
1050 E. 9th Street
Tucson, AZ 85719

Applicant/Agent: Declan Murphy
Coal Creek Consulting for APC/Verizon
2166 E. University Drive, Suite 201
Tempe, AZ 85281

Engineer/Architect/other: Single Source
22972 S. 193 Street
Queen Creek, AZ 85142

ADJOURNMENT

Si usted tiene algunas preguntas respecto a estas peticiones de excepci3n especial, favor de llamar al Departamento de Planeaci3n y Desarrollo, al n3mero de tel3fono 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>