

ZONING EXAMINER'S AGENDA

Thursday, August 30, 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: C9-18-10 La Roca Vista – E. Tanque Verde Road, SR to R-1 (Ward 2) **Continued from August 2, 2018******

Proposed Development: The proposal is to rezone approximately 4.58 acres for a residential subdivision with 19 single-family homes.

- 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 Suite 600
Tucson, AZ 85701

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

2. Case: C9-18-12 Bonanza 550 LLC – Bonanza Avenue, SR to R-1 (Ward 2) **Continued from August 2, 2018******

Proposed Development: The proposal is to rezone approximately 10.4 acres for a residential subdivision with 29 single-family homes.

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

Owner: Craig Masters
Bonanza 550 LLC
3945 E. Fort Lowell, Suite 111
Tucson, AZ 85712

Applicant/Agent: Chuck Martin
Rick Engineering Co., Inc.
3945 E. Fort Lowell Rd, Suite 111
Tucson, AZ 85712

Engineer/Architect/other: Paul Iezzi
Rick Engineering Co., Inc.
3945 E. Fort Lowell Rd, Suite 111
Tucson, AZ 85712

3. Case: C9-18-14 Chirco – Brown Street, SR to RX-1 (Ward 2)

Proposed Development The proposal is to rezone approximately 2.49 acres from SR to RX-1 zoning, for a site is located on the east side of Brown Street; approximately 700 feet south of E. Broadway Boulevard The preliminary development plan proposes splitting the site into two parcels.

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

Owner: Santo M. Chirco
501 S. Brown Street
Tucson, AZ 85710

Applicant/Agent: JoJo Chirco
11555 E. Pantano Trail
Tucson, AZ 85730

Engineer/Architect/other: Rick Luker
Sun Property Services LLC
4729 E. Sunrise Drive, #114
Tucson, AZ 85718

4. Case: SE-18-39 T-Mobile – 22nd Street, C-2 Zone (Ward 6)

Proposed Development The proposal is for approval of a wireless communication facility (WCF). The special exception site is located approximately 300 feet north of 22nd Street and 1,000 feet east of Columbus Boulevard. The preliminary development plan (PDP) proposes a wireless communication tower disguised as a broadleaf tree (monoelm), 65 feet in height, with nine antennas. The WCF will be placed within an 867 square foot (50 feet by 17 feet, 4 inches) lease area on a 2.05-acre vacant parcel.

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

Owner: Business Park Loop
2870 S. Pantano Road
Tucson, AZ 85730

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

Engineer/Architect/other: Roberto Orlando
Coal Creek Consulting
2166 E University Drive, Suite 201
Tempe, AZ 85281

5. Case: C9-17-03 Hirsch's Shoes – Broadway Boulevard, C-1 to HLC-1 Historic Landmark (Ward 6)

Proposed Development The proposal is for approval a Historic Landmark Designation for the Hirsch's Shoes building, located on the south side of East Broadway Boulevard, approximately 400 feet west of Country Club Road.

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

Owner: Tucson Historic Foundation
P.O. Box 40008
Tucson, AZ 85717

Applicant/Agent: Demion Clinco
Tucson Historic Foundation
P.O. Box 40008
Tucson, AZ 85717

Engineer/Architect/other: N/A

6. Case: C9-18-15 Stanley Williamson House – South Palomar Drive, R-1 to HLR-1 Historic Landmark (Ward 6)

Proposed Development The proposal is for approval a Historic Landmark Designation for the Stanley Williamson House, 39 South Palomar Drive, located on the south side of East Broadway Boulevard, approximately 400 feet west of Country Club Road.

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

Owner: Joseph R. & Serena R. McCarthy
39 S. Palomar Drive
Tucson, AZ 85711

Applicant/Agent: Demion Clinco
Tucson Historic Foundation
P.O. Box 40008
Tucson, AZ 85717

Engineer/Architect/other: A. J. Weid, Architect

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>