

## ZONING EXAMINER'S AGENDA

Thursday, June 11, 2020

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

**MEETING NOTE: Due to the impacts of the COVID-19 pandemic, which have prompted declarations of a public health emergency at the local, state and federal levels, this meeting will be conducted using measures to protect public health. This meeting will be held remotely through technological means, as permitted under Arizona law. These measures are in place to limit the need for members of the public to participate in large public gatherings, while ensuring that the discussions, deliberations and actions of the Zoning Examiner are transparent and conducted openly.**

### **IN-PERSON ATTENDANCE BY MEMBERS OF THE PUBLIC WILL BE PROHIBITED.**

The Zoning Examiner, on behalf of the Mayor and Council, conducts a public hearing and considers testimony for each rezoning in the City of Tucson. The Zoning Examiner may impose reasonable limitations on the number of speakers and the length of the testimony.

After the Public Hearing, the Zoning Examiner issues written reports with findings of fact and a recommendation. A preliminary report is issued five working days after the close of the public hearing. A final report is issued 14 days after the close of the public hearing and transmitted to the Mayor and Council. Any person may request a public hearing before Mayor and Council provided the written appeal is filed with the City Clerk within 14 days after the close of the Zoning Examiner's public hearing. The Mayor and Council make the final decision on all rezoning requests.

Please join the Zoning Examiner hearing from your computer, tablet, or smartphone. Members of the public may view, listen to, and participate in the hearing online at this location:

**<https://global.gotomeeting.com/join/827842853>**

You can also dial in using your phone.

United States: +1 (872) 240-3212 Access Code: 827-842-853

If you encounter difficulty accessing the hearing please contact Dan Bursuck at 520-837-4984 or [TucsonRezoning@tucsonaz.gov](mailto:TucsonRezoning@tucsonaz.gov) for technical assistance.

The public has the following options to provide comment to the Zoning Examiner:

- 1) Members of the public may submit written comments prior to the hearing by sending an email to [TucsonRezoning@tucsonaz.gov](mailto:TucsonRezoning@tucsonaz.gov). The email should include the Zoning Examiner public hearing date, the case number or name, and your name. Written comments must be received no later than 5:00 pm Wednesday, June 10, 2020.
- 2) Individuals wishing to speak during the hearing may join the hearing via teleconference and should submit a written request to [TucsonRezoning@tucsonaz.gov](mailto:TucsonRezoning@tucsonaz.gov). Written request should be received by no later than 5:00 pm Wednesday, June 10, 2020. The email should include the Zoning Examiner public hearing date, your name, and the phone number you will use for the teleconference. The phone number provided will be used to identify the individual when/if being called upon to speak during the public hearing by the Zoning Examiner. Individuals wishing to speak but who did not submit a prior written request will be provided instructions by the Zoning Examiner at the time of the hearing on how to provide comments.

You may speak in favor or in opposition to the rezoning during the public hearing.

**CALL TO ORDER - 6:00 P.M.**

**ADMINISTRATION OF OATH TO PERSONS WISHING TO TESTIFY**

**PUBLIC HEARING**

**1. Case: C9-20-01 – Naifeh – 22<sup>nd</sup> Street, C-2 & R-2 to I-1 (Ward 5)**

Proposed Development: The proposal is to rezone an approximately 1.45-acre site located on the northeast corner of 22<sup>nd</sup> Street and Highland Avenue to construct a single-story 16,100-square foot building, with a height of 30 feet, for general manufacturing, assembly, and warehouse uses.

a. Review of Rezoning Process

b. Interested Parties

*Owner:*

Mike Naifeh  
NW22 Kino LLC  
6061 E. Grant Road  
Tucson, AZ 85712

*Applicant/Agent:*

Jeffrey A Stanley  
JAS Engineering  
3710 E. Calle Cortez  
Tucson, AZ 85716

*Engineer/Architect:*

Jeffrey A Stanley  
JAS Engineering  
3710 E. Calle Cortez  
Tucson, AZ 8716

**2. Case: C9-20-03 – Harrison Landfill PAD, SR to PAD (Ward 4)**

Proposed Development: The proposal is to rezone an approximately 55.5-acre site located on the west side of South Harrison Road and approximately 2,500 feet north of East Irvington Road to a Planned Area Development (PAD) to accommodate an interim inert materials landfill and park industrial uses once landfill is completed.

a. Review of Rezoning Process

b. Interested Parties

*Owner:*

Larry Harvey  
Harvey Lawrence E Jr Irrevoc GSTT TR  
5348 N Highway Drive  
Tucson, AZ 85705

*Applicant/Agent:*

Dynamic Civil Designs LLC  
James McMurtrie PE  
4690 N Melpomene Way  
Tucson, AZ 85749

*Engineer/Architect:*

Dynamic Civil Designs LLC  
James McMurtrie PE  
4690 N Melpomene Way  
Tucson, AZ 85749

**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>