



MEMORANDUM

DATE: May 1, 2020
For May 28, 2020 Hearing

TO: John Iurino
Zoning Examiner

FROM: Scott Clark, Director
Planning & Development Services

SUBJECT: REZONING – ESTABLISHMENT OF ORIGINAL CITY ZONING
PLANNING & DEVELOPMENT SERVICES REPORT
C15-20-01 Catalina Highway Annexation District
Pima County SR and CR-1 to City of Tucson SR and RX-1, and Extension of Major
Streets and Routes Designation and Scenic Corridor Overlay (Ward 2)

Issue – This is an application by the City of Tucson to establish Original City Zoning on recently annexed parcels. The parcels are located on the west side of Catalina Highway, approximately 1400 feet north of Tanque Verde Road Original City Zoning is required by Arizona Revised Statutes (ARS) Title 9-471.L and the Unified Development Code (UDC) Section 4.6.

ARS Title 9-471.L: “A city or town annexing an area shall adopt zoning classifications that permit densities and uses no greater than those permitted by the county immediately before annexation. Subsequent changes in zoning of the annexed territory shall be made according to existing procedures established by the city or town for the rezoning of land.”

UDC 4.6: “The applicable zoning standards on land annexed into the City, unless otherwise stipulated in the annexation ordinance, shall continue to be the county zoning standards applicable to the property prior to annexation until such time they are replaced by City standards. City zoning standards shall be placed on annexed land within six months of the date of annexation. Zoning standards, zones, overlay zones, and City Zoning Maps are extended to the annexed land in accordance with Section 3.4.4, Mayor and Council Special Exception Procedure.”

The established procedure is to “translate” the County Zoning in place before annexation, into the most appropriate City zoning classification. There is no new development associated with this Original City Zoning. Lawful existing development will be allowed to continue. Property status regarding non-conforming uses and structures will be determined as needed on a case-by-case basis.

Applicant’s Request – Establish Original City Zoning for annexed parcels

Planning & Development Services Recommendation – The Planning & Development Services Department recommends approval of the SR and RX-1 zones to establish the Original City Zoning, and extension of the Major Streets and Routes designation as an Arterial Roadway and Scenic Corridor Zone.

Background Information

Existing Land Use: Single-family Residences (2)

Surrounding Zones and Land Uses:

North: Zoned Pima Co. SR; Single-family Residential

South: Zoned R-3 Residential; Multi-family Residential

East: Zoned Pima Co. SR; Single-family Residential

West: Zoned Pima Co. SR; Single-family Residential

Zoning Translation with Descriptions

County Zone	Zone Description	City Translation	Zone Description
SR	Suburban Ranch	SR	Suburban Ranch
CR-1	Single Residence	RX-1	Residence Zone
Major Streets and Routes	Catalina Highway: Major Local Road, 150' ROW	Major Streets and Routes	Catalina Highway: Arterial, Extend Scenic Corridor Zone Overlay, 150' ROW

Planning Considerations – Plan policies are not applied to Original City Zoning. Any future rezoning request of the annexed land must be in conformance with adopted land use plans.

Conclusion – Consistent with State Statute and the Unified Development Code, the City translation Zones provided above are the most comparable to the Pima County zones, and do not permit densities and uses greater than those permitted by the county. The application of the Scenic Corridor Zone to Catalina Highway extends the zone from the pre-annexation terminus. Translation to the City zones and overlays, as recommended, is appropriate.



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DATE: May 1, 2020
For May 28, 2020 Hearing

TO: John Iurino
Zoning Examiner

FROM: Scott Clark, Director
Planning & Development Services

SUBJECT: REZONING
PLANNING & DEVELOPMENT SERVICES REPORT
C9-20-02 Catalina Highway Casitas – Catalina Highway, SR and RX-1 to R-2
(Ward 2)

Issue – This is a request by Lexy Wellot and Linda Morales, of the Planning Center, on behalf of the property owners, Saunders Amos, LLC, to rezone approximately 12.44 acres from SR and RX-1 zones to R-2 zoning. The rezoning site is located on the west side of Catalina Highway, approximately 1405 feet north of Tanque Verde Road. The preliminary development plan proposes development of 126 luxury casitas (detached, small single-family residences), including parking, landscaping, common area and stormwater management.

Planning & Development Services Recommendation – The Planning & Development Services Department recommends approval of R-2 zoning, subject to the attached preliminary conditions.

Background Information

Existing Land Use: Single-family Residences (2)

Zoning Descriptions:

Suburban Ranch: This zone provides for low density, large lot, single-family, residential development and suburban ranch uses, including agriculture uses. This zone is solely to provide comparable zoning for annexed areas and is not intended for rezoning.

Residence Zone RX-1: This zone provides for suburban, low density, single-family, residential development, agriculture and other compatible neighborhood uses.

Residence Zone R-2: This zone provides for medium density, single-family and multifamily, residential development, together with schools, parks, and other public services necessary for an urban residential environment. Select other uses, such as day care and urban agriculture, are permitted that provide reasonable compatibility with adjoining residential uses.

Surrounding Zones and Land Uses:

North: Zoned Pima Co. SR; Single-family Residential

South: Zoned R-3 Residential; Multi-family Residential

East: Zoned Pima Co. SR; Single-family Residential

West: Zoned Pima Co. SR; Single-family Residential

Previous Cases on the Property: None

Related Cases:

C15-20-01 This original City zoning case proposes to translate Pima County SR and CR-1 zoning into City SR and RX-1 zoning and extend the Major Streets and Routes Designation as an arterial roadway and Scenic Corridor Overlay on the properties that are the subject of this rezoning case.

C9-84-32 This original City zoning translated Pima County zoning into City R-3 for the property adjacent to the south of the subject property, as well as two properties to the east, across Catalina Highway. All three of these properties are developed with medium-to-high density residential uses. There has been a history of high density zoning in this area, both under Pima County and the City of Tucson.

Applicant's Request – "...rezone the Property from SR and RX-1 to R-2 (Residence Zone) for the development of a multifamily complex consisting of 126 luxury casitas. ”

Planning Considerations – Land use policy direction for this area is provided by the *Plan Tucson*. The rezoning site is located within a Potential Annexation Area on the Future Growth Scenario Map of *Plan Tucson*. Potential Annexation Areas are areas that the City of Tucson may be pursuing for annexation within the 2013-2023 planning window, working with other jurisdictions with the ultimate goal of having urban commercial and residential areas located within incorporated cities and towns. effects should be mitigated by expanding and maintaining a healthy drought-tolerant low-water use urban forest. New development should utilize solutions and strategies included in the Design Guidelines Manual to provide an improved level of community design.

Plan Tucson calls for: urban design that is sensitive to the surrounding scale and intensities of surrounding development (LT4.a); environmentally sensitive design that protects the integrity of existing neighborhoods, complements adjacent land uses, and enhances the overall function and visual quality of the street, adjacent properties and the community (LT28.2.12); and, compatible development that protects established residential neighborhoods (LT28.2.14)

The Bear Canyon Neighborhood Plan (BCNP) covers the area lying adjacent to the south of the subject property. The BCNP provides land use policy direction for its area. The Appendix A of the BCNP contains the General Development Map (GDM) – the land use map for the plan. The GDM provides for medium density residential development immediately south of the rezoning site as well as to the east of the site, across Catalina Highway. The BCNP defines medium-density residential as 6-16 residences per acre (RAC). The development proposal for the rezoning site is for 10.13 RAC.

The overall residential goal of the BCNP is to protect and stabilize the character of the neighborhood and to encourage an environment compatible for family living. Sub-Goals encourage new quality-designed residential development which is compatible with the existing neighborhood; and policies are to preserve the integrity of established neighborhoods, promote high-quality residential infill of vacant land where adequate streets and utilities are made available, ensure the compatibility of new development with existing land uses.

The project proposal is consistent with Plan policy direction of siting new residential development near adjacent commercial areas. There is a commercial activity center just south of the proposed rezoning site located on both sides of the intersection of Catalina Highway and Tanque Verde Road. This commercial center is within walking distance and easy access, and includes a grocery store, bank, restaurants, café, and other retail.

The rezoning site is irregularly shaped and consists of two (2) parcels totally 12.44 acres. The property fronts onto Catalina Highway on the east, Morrill Way on the north, and is at the east terminus of Eagle Feather road on the west. The site is bounded by large-lot (average is 3.3 acres), single-family residential uses on the west and north. Field inspection by staff indicates there are currently no billboards on the rezoning site.

Catalina Highway is an arterial roadway with a 150 foot right-of-way (ROW) on the *Major Streets and Routes Plan (MSRP)* map. The Traffic Impact Analysis (TIA) report, prepared by Kimley-Horn for this application, projects 974 additional daily trips will be generated by the proposed development. Those trips include 61 trips in the AM peak hour, and 74 trips in the PM peak hour. The TIA recommends construction of an exclusive eastbound left-turn lane on Catalina Highway to serve the proposed access to the rezoning site.

Design Considerations

Land Use Compatibility – The site is relatively flat and slopes down in elevation to the north and south of the existing dwelling. Slopes of greater than 15% exist in the extreme southern part of the site and are proposed to be incorporated into a drainage basin.

The proposal includes 126 one-, two- and three-bedroom casitas (detached, small single-family residences) with a maximum height of 14 feet. A 10-foot wide landscape border and wall surrounds the site, providing a visual and physical buffer to the surrounding residences. Parking is arranged throughout the site in a manner that appears to provide convenient parking for the residents, that is oriented toward the interior of the site and away from the neighbors. A “potential amenity area” is shown in the southern portion of the site, but is not defined. The applicant states they have worked with the residents on the east side of Catalina Highway to align the proposed access such that it does not interfere with the existing residential access.

The PDP does not indicate the locations of trash receptacles. Long standing City policy is that they be placed at least 50 feet from a neighboring residential property line. Staff is recommending a condition requiring that separation.

It should be noted that the Rezoning Document, dated February 14, 2020, submitted as part of the rezoning application, states the lighting in the development will comply with the City of Tucson Lighting Code Ordinance 10963 adopted in 2012. That ordinance has been incorporated into the Tucson Code, therefore the development will be subject to the provisions of TC Section 6, Article 4, Division 2, in place at the time of development package submittal. Should this comment become an issue, staff recommends a condition to that effect (contrary to policy that Code is not put into conditions, this would be only for clarification).

The overall design of the site meets the policy direction of *Plan Tucson* and the *BCNP* for providing design that is sensitive to the existing neighborhood and protects the integrity of the neighborhood.

Drainage/Grading/Vegetation – A 100-year floodplain with 500 cubic feet per second (c.f.s.) flow, is a regulated floodplain that extends into the northern portion of the site where casitas are proposed. While the Rezoning Document states the onsite portion of the floodplain will be channelized to accommodate development, the proposal will be subject to a floodplain use permit. Additionally, PDS Engineering states that the site is partially within a critical basin the

development will have to provide detention/retention at the critical basin level. These drainage issues will be addressed and resolved during the development plan process.

Road Improvements/Vehicular Access/Circulation – The rezoning site is to be accessed from a single point on Catalina Highway. No access will be provided to Eagle Feather Road or Morrill Way. The TIA submitted as part of the rezoning application states an eastbound left-turn from Catalina Highway into the development is warranted. A rezoning condition is proposed to require this improvement.

The Tucson Airport Authority has determined the rezoning site is subject CFR Part 77 regulations, and a condition addressing this is recommended.

Conclusion – The project has been designed to have minimal impact on the existing neighborhood. All of the activity is internal to the site, and the perimeter landscape border and wall provide separation from the surrounding residences. Subject to compliance with the attached preliminary conditions, approval of the requested R-2 zoning is appropriate.

C9-20-02 Catalina Casitas – Catalina Highway, SR and RX-1 to R-2 (Ward 2)
Preliminary Conditions

PROCEDURAL

- A development package in substantial compliance with the preliminary development plan, and required reports, dated February 14, 2020, is to be submitted and approved in accordance with the *Administrative Manual*, Section 2-06.
- The property owner shall execute a waiver of potential claims under A.R.S. Sec. 12-1134 for this zoning amendment as permitted by A.R.S. Sec. 12-1134 (I) in the form approved by the City Attorney and titled “Agreement to Waive Any Claims Against the City for Zoning Amendment”. The fully executed Waiver must be received by the Planning & Development Services Department before the item is scheduled for Mayor and Council action.
- Historic or prehistoric features or artifacts discovered during future ground disturbing activities should be reported to the City of Tucson Historic Preservation Officer. Pursuant to A.R.S. 41-865 the discovery of human remains and associated objects found on private lands in Arizona must be reported to the Director of Arizona State Museum.
- Any relocation, modification, etc., of existing utilities and/or public improvements necessitated by the proposed development shall be at no expense to the public.

LAND USE COMPATIBILITY

- All walls visible from a public right-of-way and/or adjacent to existing residential development, are to be graffiti-resistant and incorporate one (1) or more visually appealing design treatments, such as the use of two (2) or more decorative materials like stucco, tile, stone, or brick; a visually interesting design on the wall surface; varied wall alignments, (jog, curve, notch, setback, etc.); and/or trees and shrubs in voids created by the wall variations.
- All perimeter walls shall consist of at least six inch-wide block.
- Graffiti shall be removed within seventy-two (72) hours of discovery.
- Dumpster and recycling receptacles shall be located a minimum of 50 feet

from a residential property line.

Drainage /Grading

- The site is partially located within a critical basin and the entire site must provide detention/retention at the critical basin level.

Vehicular Access and Circulation

- An eastbound left-turn lane shall be provided on Catalina Highway to accommodate traffic turning into the proposed development.

Tucson Airport Authority

- According to the Federal Aviation Administration (FAA) Notice Criteria Tool, this project area is located in proximity to a navigation facility and could impact navigation signal reception. As the project site develops every project applicant shall file FAA Form 7460 with the FAA at least 45 days before construction activities begin for every proposed project unless FAA staff, with the Obstruction Evaluation / Airport Airspace Analysis (OE/AAA), provides the project applicant with written communication that filing FAA Form 7460 is not required. It is highly recommended that the applicant file earlier than 45 days to provide the applicant with sufficient time to respond to any concerns which are identified by the FAA. Any cranes which are used must also be identified with Form 7460. Please file Form 7460 at <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>
- Prior to the City's approval of any construction permit, and before any proposed subdivision of the property, the property owner shall record the TAA-approved Avigation Easement which discloses the existence, and operational characteristics of the Tucson International Airport to future owners or tenants of the property and further conveys the right to the public to lawfully use the airspace above the property. The Avigation Easement shall be recorded in a manner with the Pima County recorder which shall document it as having title liability. The content of such documents shall be according to the form and instructions provided.
- The current property owner/developer/applicant or other person authorized to sign on behalf of the current property owner shall complete, sign, and record the Avigation Easement with the Pima County Recorder's Office. Once the Avigation Easement is recorded send a complete copy of the

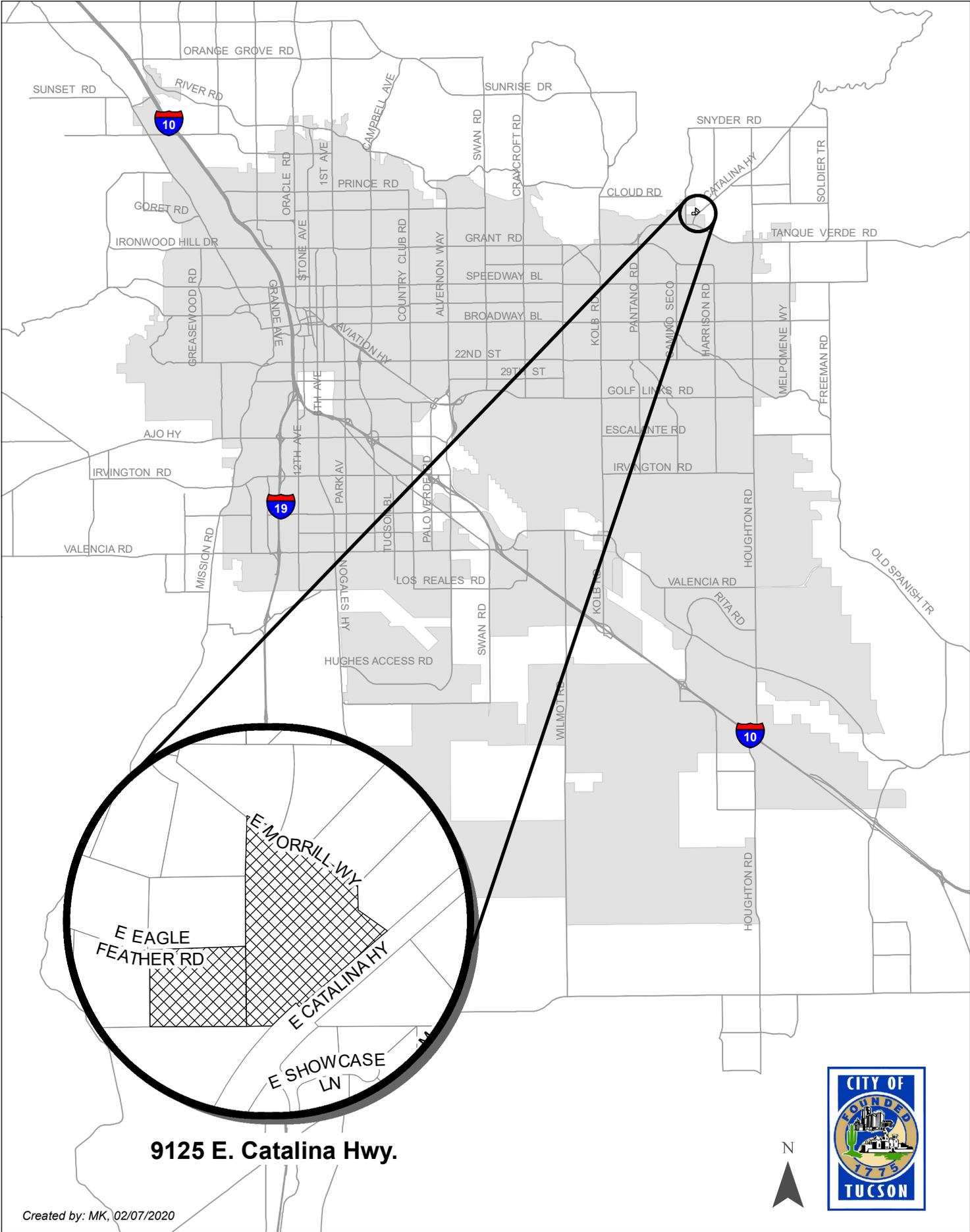
recorded easement document, which contains all pages which were recorded, to Tucson Airport Authority by either email (send to srobidoux@flytucson.com) or to the mailing address provided below:

Scott Robidoux
Senior Airport Planner
Tucson Airport Authority
7250 South Tucson Boulevard
Suite 300
Tucson, AZ 85756

- The developer shall provide the Airport Disclosure Statement form, at time of sale, to the new property owners with all new unit purchases. In the event the development of any residential uses does not involve the sale of new units, but is instead offering rental residential units to the public, the new tenant of the rental unit shall be provided a copy of the Airport Disclosure Statement form. The intent of the Airport Disclosure Statement form is to educate and notify the new residents that they are living near an airport. The content of such documents shall be according to the form and instructions provided.

The property owner (for itself or its tenants) shall forward a signed copy of the Airport Disclosure Statement form to the Tucson Airport Authority within ten (10) days of signature, using the mailing address provided above.

C15-20-01 - Original City Zoning Catalina Highway Annexation District



9125 E. Catalina Hwy.

**C15-20-01 - Original City Zoning
Catalina Highway Annexation District**



 Area of OCZ: CR-1 & SR to RX-1 & SR

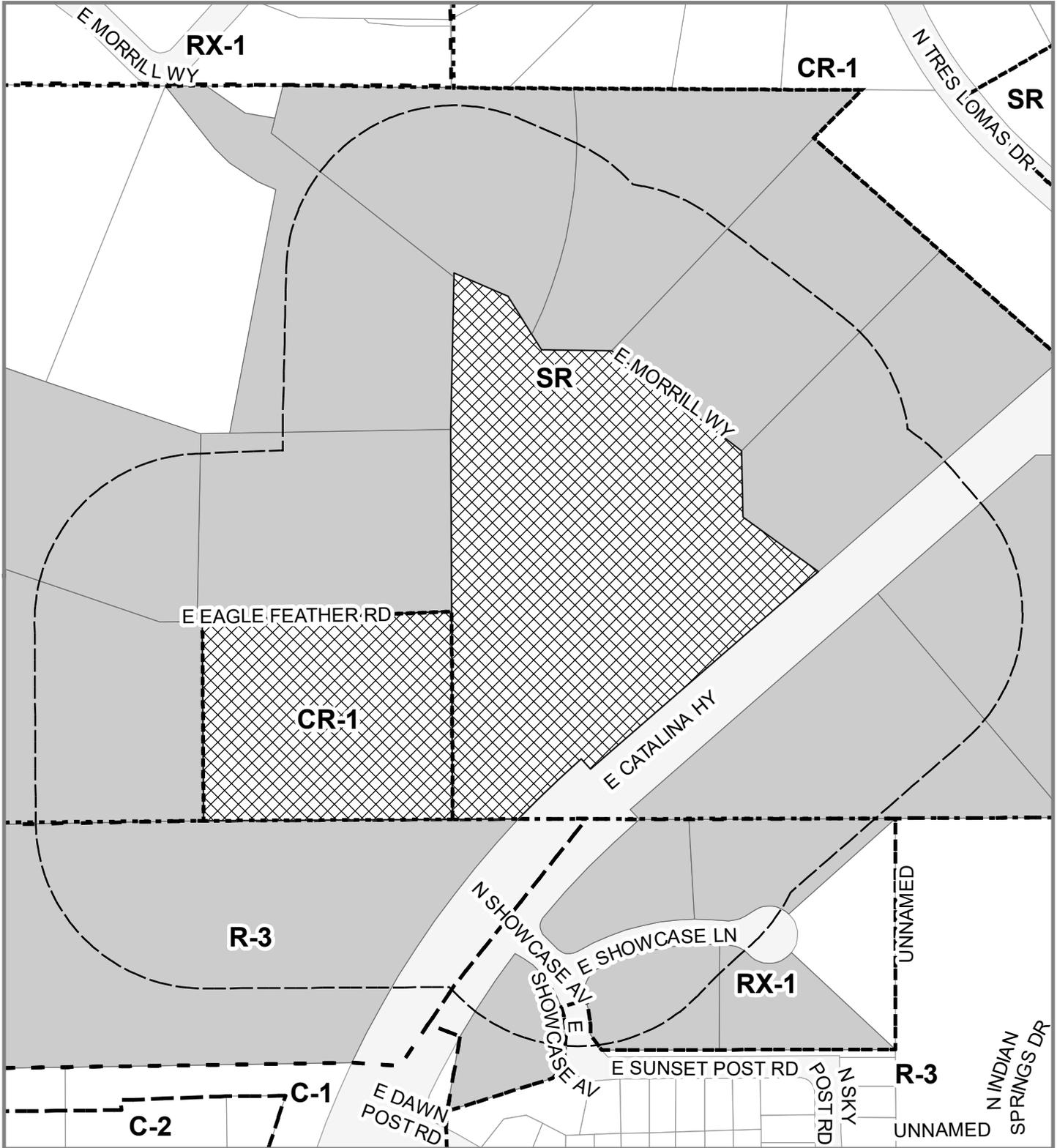
Address: 9125 E. Catalina Hwy.
Base Maps: Twp.13S Range 15E Sec. 34
Ward: 2



0 100 200 Feet
1 inch = 200 feet

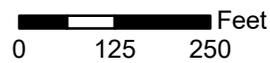


C15-20-01 - Original City Zoning Catalina Highway Annexation District



- Area of OCZ: CR-1 & SR to RX-1 & SR
- Notification Area (300 ft. Radius)
- City of Tucson Zoning
- Pima County Zoning
- Properties Notified

Address: 9125 E. Catalina Hwy.
Base Maps: Twp. 13S Range 15E Sec. 34
Ward: 2



1 inch = 250 feet



PRELIMINARY DEVELOPMENT PLAN

NOTES

PARCEL: 114-52-008G & 141-51-1790
 TOTAL AREA (APPROX): 12.44 AC (541,968 SF)

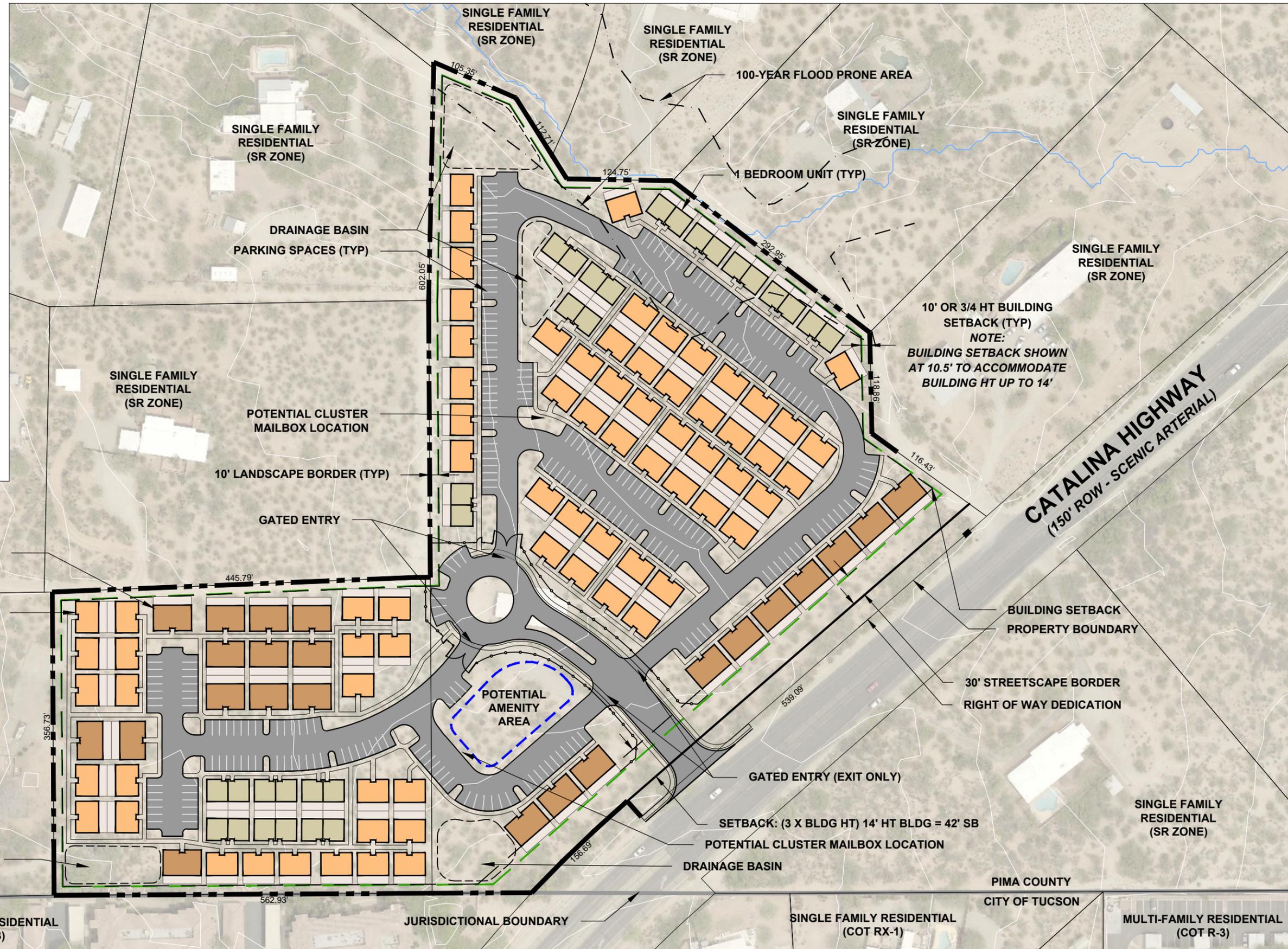
JURISDICTION: CITY OF TUCSON
 EXISTING ZONING: RX-1 & SR
 PROPOSED ZONING: R-2

TOTAL NUMBER OF RESIDENTIAL UNITS: 126
 UNIT MIX:
 24% - 1 BED X 1 BATH (30 UNITS)
 58% - 2 BED X 2 BATH (73 UNITS)
 18% - 3 BED X 2 BATH (23 UNITS)

SIZE OF UNIT:
 1BD - APPROX 650 SF
 2BD - APPROX 1,000 SF
 3BD - APPROX 1,200 SF

MIN DISTANCE BETWEEN BUILDINGS: 6'
 PROPOSED DENSITY: 10.12 RAC (126 UNITS / 12.44 AC)

REQUIRED PARKING: 243
 (1.5 SPACES PER EA 1 BED UNIT = 45)
 (2.0 SPACES PER EA 2 BED UNIT = 146)
 (2.25 SPACES PER EA 3 BED UNIT = 52)
 PROVIDED PARKING: APPROX 281



CATALINA HIGHWAY CASITAS

0' 60' 120' NORTH
 SCALE: 1"=120'-0"
 PROJECT: AMO-02 DATE: 02/10/20
 FILE NAME: AMO-02 PDP_021020.DWG



CITY OF TUCSON PUBLIC HEARING NOTICE

County Assessor records indicate that you are an owner of property located within 300 feet of a parcel(s) that is being considered for a establishing Original City Zoning upon annexation, and rezoning.

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 public hearings 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 close of each Public Hearing, the Zoning Examiner issues written reports with findings of fact and 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 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. 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, May 27, 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. Written request should be received by no later than 5:00 pm Wednesday, May 27, 2020. The email should include the Zoning Examiner 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 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 comment.

You may speak in favor or in opposition to the rezoning during the public hearing. You may also submit a written approval or protest. A form is attached for your convenience.

PUBLIC HEARING INFORMATION

Date: May 28, 2020

Time: 6:00 PM

Location: 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

APPLICANT

Mike Czchowski

City of Tucson Annexation Project Manager

255 Alameda

Tucson, AZ 85701

PROPOSED REZONING

Case: C15-20-01 Catalina Highway Annexation District, translation of zoning from County SR and CR-1 to City SR and RX-1. (Ward 2)

Requested Zoning Change: Establish Original City Zoning by translating from Pima County SR and CR-1 to City SR and RX-1 for 12.44 acres recently annexed by the City of Tucson

Location: West side of Catalina Highway, 1400 feet north of Tanque Verde Road

Proposed Development: No development is associated with this zoning translation

Notificación de Audiencia Pública del Examinador de Zonificación

Para oír y tomar en consideración el siguiente caso: C15-20-01 – Catalina Highway Annexation District, la traducción de la zonificación del condado de Pima SR y CR-1 a la zonificación de la ciudad de Tucson SR y RX-1. (Ward 2).

Cambio de Zonificación Solicitada: Establecimiento de la zonificación de la ciudad original por la traducción de la zonificación del condado de Pima SR y CR-1 a la zonificación de la ciudad de Tucson SR y RX-1 por 12.44 acres recientemente anexados por la ciudad de Tucson.

Ubicación: Al lado oeste de Catalina Highway, 1400 pies al norte de Tanque Verde Road.

Desarrollo Propuesto: No hay desarrollo asociado con esta traducción de zonificación.

Si usted desea este documento escrito en Español, por favor llame al número de teléfono: 791-5550

PROPOSED REZONING

Case: C9-20-02 Catalina Highway Casitas – Catalina Highway, SR and RX-1 to R-2 (Ward 5)

Requested Zoning Change: Rezoning from SR and RX-1 to R-2 (Residential)

Location: West side of Catalina Highway, 1400 feet north of Tanque Verde Road

Proposed Development: Development of a gated community of 126 one-story, luxury one, two and three-bedroom casitas on 12.44 acres. The project includes perimeter landscaping, parking and amenity area, with access only to Catalina Highway.

Notificación de Audiencia Pública del Examinador de Zonificación

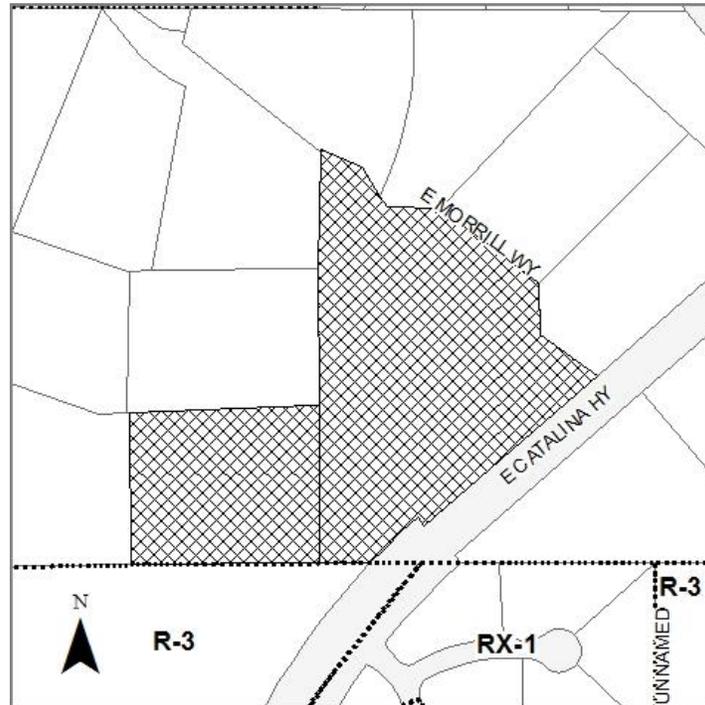
Para oír y tomar en consideración el siguiente caso: Catalina Highway Casitas – Catalina Highway, SR y RX-1 a R-2 (Ward 5)

Cambio de Zonificación Solicitada: Rezonificación de SR y RX-1 a R-2

Ubicación: Al lado oeste de Catalina Highway, 1400 pies al norte de Tanque Verde Road.

Desarrollo Propuesto: Desarrollo de una comunidad cerrada de 126 casitas de lujo de una, dos y tres habitaciones en 12.44 acres. El proyecto incluye paisajismo perimetral, estacionamiento y área de servicios, con acceso solo a la autopista Catalina.

Si usted desea este documento escrito en Español, por favor llame al número de teléfono: 791-5550



Area of C15-20-01 and C9-20-02

ZONING DISTRICT NARRATIVE SUMMARIES

(For a complete description, refer to Unified Development Code, Article 4, which can be found at <http://www.ci.tucson.az.us>)

Zoning Change for C9-20-02:

- SR Suburban Ranch:** Provides for very low density, large lot, single-family, residential development and suburban ranch uses. Uses that would adversely affect the open space, agricultural, or natural characteristics of this zone shall not be permitted.
- RX-1 Residence Zone:** provides for suburban, low density, single-family, residential development, agriculture and other compatible neighborhood uses.
- R-2 Residence Zone:** provides for medium density, single-family and multifamily, residential development, together with schools, parks, and other public services necessary for an urban residential environment.

Select other uses, such as day care and urban agriculture, are permitted that provide reasonable compatibility with adjoining residential uses.

For further information, please call John Beall (520-837-6966) or write to Planning & Development Services Department – Rezoning Section, 201 N. Stone Avenue, P.O. Box 27210, Tucson, AZ 85726
Additional information about this project, including the staff report to the Zoning Examiner and the Preliminary Development Plan, will be posted on the web by 5:00 PM, May 13, 2020 at
<https://www.tucsonaz.gov/pdsd/public-hearing-agenda-materials-rezoning-special-exceptions-original-city-zoning>

Place
Stamp
Here

City of Tucson
Planning and Development Services Department
Entitlements Section
201 N. Stone
P.O. Box 27210
Tucson, Arizona 85726-7210

C15-**<<year>>**-**<<case #>>**

Expose this flap - Affix stamp and return



City of Tucson
Planning and Development Services
Department - Entitlements Section
201 N. Stone Avenue
P.O. BOX 27210
Tucson, Arizona 85726-7210

C15-**<<year>>**-**<<case #>>**

IMPORTANT LAND USE CHANGE NOTICE ENCLOSED

Place
Stamp
Here

City of Tucson
Planning and Development Services Department
Entitlements Section
201 N. Stone
P.O. Box 27210
Tucson, Arizona 85726-7210

C9-20-02 mww

Expose this flap - Affix stamp and return



City of Tucson
Planning and Development Services
Department - Entitlements Section
201 N. Stone Avenue
P.O. BOX 27210
Tucson, Arizona 85726-7210

C9-**<<year>>**-**<<case #>>**
IMPORTANT LAND USE CHANGE NOTICE ENCLOSED