



ZONING EXAMINER

REPORT TO MAYOR AND COUNCIL

May 31, 2018

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

BACKGROUND

This is a request by Brian Underwood of The Planning Center, on behalf of the property owner Abraham Slilaty of Fort Lowell Park, LLC, to rezone approximately 7.92 acres from MH-1 and R-3 to C-2 zoning.

The rezoning site is comprised of predominantly vacant land located on the south side of Fort Lowell Road approximately 800 feet east of Alvernon Way (see Case Location map).

The preliminary development plan (PDP) proposes a mixed-use infill development with ten buildings totaling 212,220 square feet of floor area, with required parking, screening and landscaping. Approximately 120,000 square feet of self-storage with RV parking in three buildings, which is designated as Phase 1 of the project, will be constructed in the eastern portion of the site, and 93,000 square feet of commercial retail and restaurant uses in seven buildings, which is proposed as Phase 2, will be constructed in the remaining western portion of the site.

The maximum proposed building height on the rezoning site is 40 feet, as allowed in the C-2 zone.

There are two single-story single-family residences located on a parcel in the northeast area of the subject property in an area where a portion of the self-storage use is proposed. Both of these residences will be demolished prior to construction of the proposed storage facility.

PUBLIC HEARING SUMMARY (Minutes Attached)

At the Zoning Examiner's Public Hearing held on May 17, 2018, Mr. John Beall (PDSD Staff) reported that they had received three (3) written approvals and two (2) written protests. All of the written approvals are outside of the notification area.

Meeting Summary:

The applicant presented the case. He gave a brief description of the property and its surrounding uses. He then talked about the project's goals and described the various design elements, features and mitigation techniques to reduce any impact on the adjacent residences. He discussed the proposed street improvements for Fort Lowell Road. He spoke about the history of property stating that there were previous rezoning efforts including 2 area plan amendments. The second area plan amendment was completed in 2017 and added

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MH-1 & R-3 to C-2**

commercial uses to the previously approved plan amendment which only allowed office and residential uses on this property.

Mr. Underwood specifically spoke about the following items:

- There have been several street improvements and widening projects in this area, all of which help support this rezoning request. This proposed development and rezoning request is appropriate for this area. This is supported by the all of the recent commercial and office development in this area as well as the fact that the neighborhood area plan has been successfully amended, twice.
- The street improvements proposed on Fort Lowell Road will help reduce the impact of this new proposed development's anticipated traffic demand increases.
 - The applicant is proposing a new left turn center lane along the entire frontage of the project as well as a new deceleration lane between the intersection at Alvernon Way and the western drive-way to the new retail and commercial portion of the project (Phase 2).
 - These improvements proposed for Fort Lowell will not occur until the western portion of the commercial and office development starts construction as defined as Phase 2 by the applicant.
- The proposed new storage facility proposed as Phase 1 of this project, on the east portion of the site, will consist of the following:
 - The front portion along Fort Lowell Road will be a two (2) story air-conditioned building designed to include architectural features so as to appear as an office use rather than a storage facility.
 - The center portion will be a more traditional single story building with overhead roll-up metal doors.
 - The rear building will be a three (3) story building. There will be outdoor RV and large vehicle storage/parking south of that.

The applicant concluded his presentation and I asked him if the owner would consider revising the project's phasing limit shown so as to include the driveways shown on the west side of the rear building as part of Phase 1. I felt that this was necessary in order to allow traffic to circulate in a counter-clockwise direction around the entire perimeter of the rear building, thus providing access to the one-way angled parking for RV's shown behind the rear building. The applicant agreed to modify the Preliminary Development Plan.

One (1) person spoke in **favor** of this request. He stated that he supported this rezoning request and felt that it would be appropriate for the neighborhood; however, he did have a few concerns.

- He asked that the applicant protect and maintain the existing mature mesquite trees along the west property line of the project.

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- He also requested that the applicant provide an additional deceleration lane in front of the new Phase 1 eastern curb-cut driveway on Fort Lowell Road for the proposed new storage facility since traffic is so bad on Fort Lowell Road.
- He asked if the lighting would be shielded and aimed away from the neighboring residences to the east where he lived. He acknowledged that this would probably be required as part of the normal permit review process.

There were no other people present who wanted to speak on this matter.

I then asked the applicant to address this neighbor's concerns. Mr. Underwood stated that the owner would be happy to protect and maintain the existing mature mesquite trees along the western property line. He also said a traffic engineer would probably not support an additional deceleration lane for the eastern Phase 1 curb-cut driveway on Fort Lowell Road. He went on to point out that the traffic impact study states that storage facilities do not generate many trips per day and that they do not normally occur during any peak demand times. He said that traffic in and out of storage facilities typically occur at random times. Hearing that, I asked the applicant to consult with his traffic engineer to determine if the City would even allow this additional deceleration lane.

I stated that I may add a special condition requiring the owner to provide temporary construction fencing around all of the existing mature mesquite trees along the eastern property line to ensure their protection.

FINDINGS OF FACT

Existing and Surrounding Land Uses

Existing Land Use:

Vacant land with two (2) single-family homes in the northern portion of the site

Field inspection by staff indicates there are currently no billboards on the rezoning site.

The existing surrounding zoning and land uses are:

- North: Zoned C-2, MH-1 and R-1; office, self-storage, mobile home park and single-family residential
South: Zoned MH-1; mobile-home park
East: Zoned R-2; single-family residential
West: Zoned C-1 and MH-1; office and mobile home park

The rezoning site totals 7.92 acres and consists of eight parcels. Based on the PDP, the parcels will be combined/reconfigured. The project site has an irregular U-shape, measuring roughly 630 feet north-to-south by 660 feet east-to-west. Two single-family homes in the northeast corner of the "U" are proposed for demolition to accommodate development, parking, and access to the self-storage site. An existing apartment complex occupies the central area between the "arms" of the U-shaped project area. To the west of the site are

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office uses in C-1 zoning, and a mobile home park, zoned MH-1. To the north across Fort Lowell Road are office uses, a self-storage facility, a mobile home park and single-family homes in C-2, MH-1 and R-1 zoning. To the east are single family residences, zoned R-2. To the south is a mobile home park, zoned MH-1.

Land Use Plans

Land use policy direction for this area is provided *Plan Tucson (PT)* and the *Grant-Alvernon Area Plan (GAAP)*.

Plan Tucson

Sensitivity to the adjacent residential neighborhoods is a high priority within *PT*. *PT* policy supports neighborhood commercial and retail uses along arterial streets, taking into consideration traffic safety and congestion issues. *PT* guidelines support the location of employment, retail and services in proximity to each other to allow easy access and reduce dependence on car travel, and supports infill and redevelopment projects that reflect sensitivity to site and neighborhood conditions and adhere to relevant site and architectural design guidelines. *PT* also supports strategically located mixed-use activity centers and activity nodes in order to increase transit use, reduce air pollution, improve delivery of services, and create inviting places to live, work, and play, while protecting established residential neighborhoods by supporting compatible development, which may include other residential, mixed-use infill and appropriate non-residential land uses.

The proposed site is within an area identified in *PT* as “Existing Neighborhood”, which are primarily developed, largely built-out residential neighborhoods and commercial districts in which minimal new development and redevelopment is expected in the next several decades. The goal is to protect and maintain the character of the neighborhood by accommodating new, compatible development, and encouraging reinvestment and new services as area amenities. *PT* also encourages context-sensitive community design that protects the integrity of existing neighborhoods, complements adjacent land uses, and enhances the overall function and visual quality of adjacent streets.

Grant-Alvernon Area Plan

Policies encourage development of vacant properties if the use is compatible with and the design is sensitive to surrounding uses with an overall goal of improving the visual appearance of the area. Policies support commercial and office development near residential areas that will serve to protect and enhance the quality of life for neighborhood residents. The conceptual land use map for this site calls for commercial, office and residential uses with a maximum height of 40 feet.

DESIGN CONSIDERATIONS

Land Use Compatibility

The rezoning request to C-2 is to allow self-storage with RV storage, commercial retail and food service uses. Sensitivity to the adjacent residential neighborhood is a high priority in *Plan Tucson*, and the *Grant-Alvernon Area Plan*. Per the submitted PDP, a 10-foot wide

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landscape border is proposed along the entire boundary of the project, with retention-detention basins in the southeastern and northwestern portions of the rezoning site, and screen walls as required by the *Unified Development Code*.

On February 8, 2018 the applicant held the required neighborhood meeting, where there were 7 neighbors in attendance plus the applicants. Issues discussed included traffic, access, vehicle/pedestrian circulation, and concerns regarding widening Fort Lowell Road to provide a left turn lane into the site for westbound traffic. Other questions from the attendees related to the hours of operation, delivery, building heights, lighting, the type of landscaping vegetation proposed, and whether there would be an onsite manager for the self-storage facility.

Staff recommends that deliveries be limited to between the hours of 7:00 am and 10:00 pm, and that food service uses be limited to between the hours of 5:00 am and 12:00 midnight. Staff further recommends that no drive-thru loud speakers be permitted.

Road Improvements, Vehicular & Pedestrian Traffic Circulation

The rezoning site is located along the south side of Fort Lowell Road. The PDP reflects that the site and its parking area will be accessed at two points from Fort Lowell. A widening of Fort Lowell Road is proposed as part of the rezoning request to accommodate a continuous left-turn lane in the center of the right-of-way, and a right-turn deceleration lane at the western (phase 2) access point. Both driveways will be positioned to closely align with existing access drives on the north side of Fort Lowell Road. According to the *Major Streets and Routes Plan* map, Fort Lowell Road is a major arterial with a future right-of-way of 100 feet. The PDP shows dedication of right-of-way as required along the south side of Fort Lowell Road adjacent to the rezoning site.

Drainage/Grading/Vegetation

Drainage from the site runs off to the Christopher City Wash watershed and Alvernon Wash watershed. The Christopher City Wash watershed is classified as a balanced basin. The Alvernon Wash is subject to flooding as a FEMA special flood hazard area. Discharges to drainage facilities in both watersheds are at or above capacity. Retention of 100 percent of the 5-year discharge will be required for all development in this site, and all on-site run-offs should drain towards water harvesting areas before overtopping to the adjacent right-of-way or private property. Landscaping in the form of drought-tolerant canopy trees, shrub and groundcover should be planted to enhance the overall visual impact of the proposed uses and the parking area, as required to comply with *Unified Development Code* Table 7.6.4-I.

CONCLUSION

The proposed rezoning is consistent with, and supported by, the policy direction provided in *Plan Tucson* and the *Grant-Alvernon Area Plan*. Subject to compliance with the attached special conditions, approval of the requested rezoning is appropriate.

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RECOMMENDATION

The Zoning Examiner recommends **approval** of the C-2 zoning subject to the attached special conditions.

Respectfully Submitted,

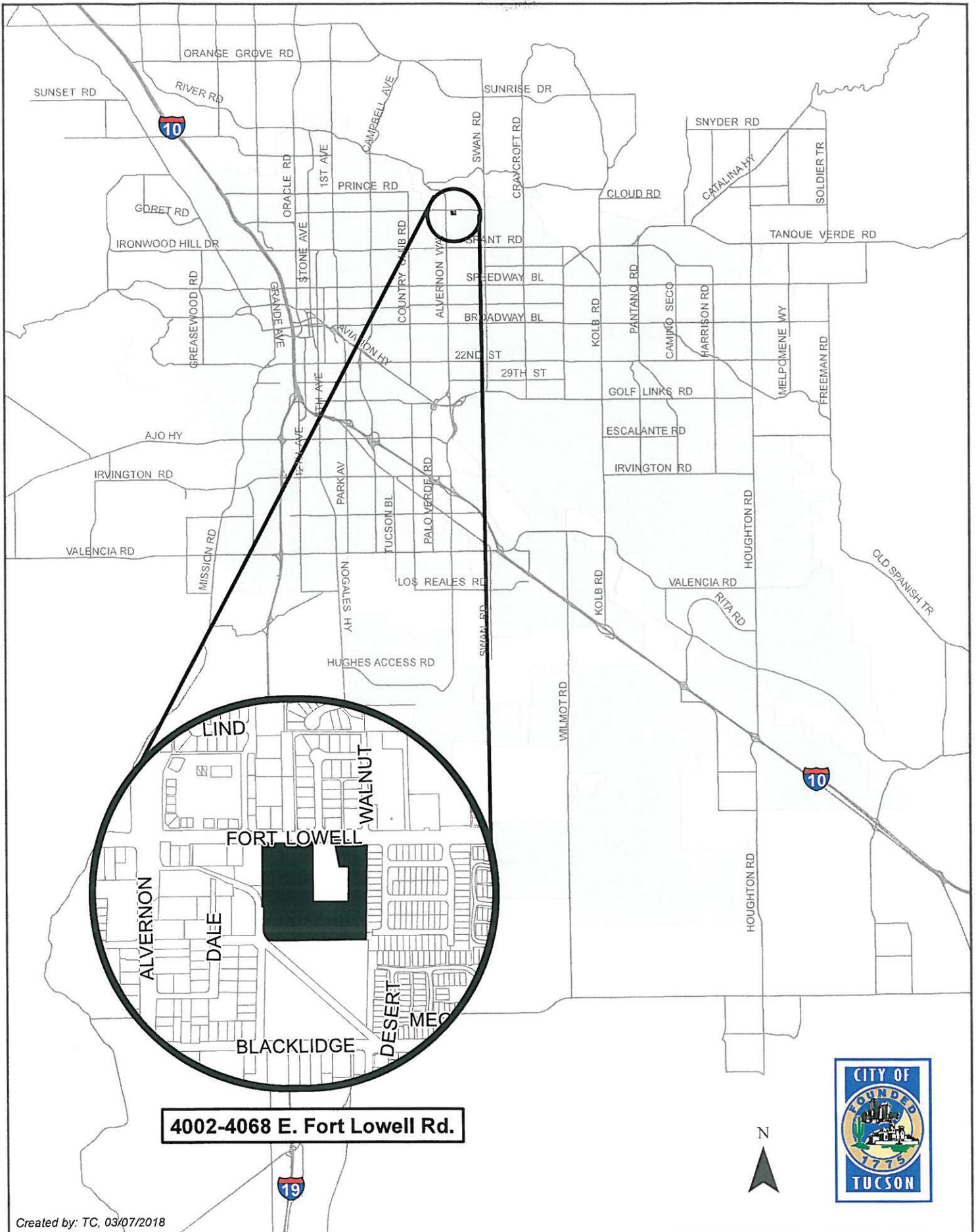
A handwritten signature in blue ink, appearing to read 'S. Shell', enclosed in a light blue rectangular box.

Steven C. Shell
Zoning Examiner

ATTACHMENTS:

Case Location Map
Case Aerial Photo
Zoning Examiner's Final Conditions
Public Hearing Minutes

C9-18-05 Fort Lowell Park



4002-4068 E. Fort Lowell Rd.

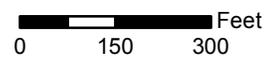
C9-18-05 - Fort Lowell Park
Rezoning Request: From MH-1 and R-3 to C-2



 Area of Rezoning Request



Address: 4002-4068 E. Fort Lowell Rd.
Base Maps: Twp.13S Range14E Sec. 34
Ward: 3



1 inch = 300 feet



PROCEDURAL

1. A development package in substantial compliance with the preliminary development plan dated February 26, 2018, and required reports, are to be submitted and approved in accordance with the *Administrative Manual*, Section 2-06.
2. 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.
3. 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.
4. Any relocation, modification, etc., of existing utilities and/or public improvements necessitated by the proposed development shall be at no expense to the public.
5. Five years are allowed from the date of initial authorization to implement and effectuate all Code requirements and conditions of rezoning.

LAND USE COMPATIBILITY

6. All walls visible from a public right-of-way 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.
7. Six (6) inch wide masonry block or greater shall be used for perimeter walls.
8. Commercial delivery hours shall be limited to between 7:00 am and 10:00 pm.
9. Hours of operation for food service uses shall be limited to between 5:00 am and 12:00 midnight Sunday through Thursday, and between 5:00 am and 2:00 am Friday and Saturday. There shall be no drive-thru loud speakers permitted.

10. Gate hours for the storage use shall be limited to between 6:00 am and 10:00pm.
11. Revise the project phasing limits to include the driveways located on the west side of the storage facility's rear building in order to provide vehicular access to the one-way drive and angled parking shown behind the building as part of Phase 1.
12. Protect and preserve the mature mesquite trees along the entire east property line of the subject property. Temporary fencing around all trees shall be placed prior to grading. Fencing and trees to be protected shall be identified on the grading plans.

AGREEMENT TO WAIVE ANY CLAIMS
AGAINST THE CITY FOR ZONING AMENDMENT

This agreement ("**Agreement**") is entered into between _____, as the owner of the property described herein ("**Owner**") and the City of Tucson ("**City**") to waive any and all claims for diminution of value that may be based upon action by the City in response to a request from the Owner. This Agreement is entered into in conformance with A.R.S. §12-1134(l).

The Owner is the holder of fee title to the property located at _____, Tucson, Arizona, (the "Property") which is more fully described in the Owner's application to the City in Case C9-18-05 and incorporated herein. The Owner, or the authorized agent of the Owner, has submitted an application to the City requesting that the City rezone the Property. The Owner has requested this action because the Owner has plans for the development of the Property that require the rezoning. The Owner believes that the rezoning of the Property will increase the value and development potential of the Property, and that this outweighs any rights or remedies that may be obtained under A.R.S. §12-1134 et. seq.

By signing this Agreement, the Owner waives any right or claim that may arise under A.R.S. §12-1134, including any claim for the reduction in the value of the Property, as a result of the enactment of the zoning amendment in Case C9-18-05.

The Owner understands that City staff may propose, the Zoning Examiner may recommend and the Mayor and Council may adopt conditions to the requested zoning that limit the potential development of the Property. The Owner acknowledges that the rezoning and conditions are a single, integrated legislative approval. The Owner agrees and consents to all conditions that may be imposed. The Owner retains the right to withdraw the rezoning application prior to a vote by the Mayor and Council or to decline to implement the necessary requirements to effectuate the zoning if the Owner disagrees with any conditions that are proposed or approved. If the Owner does not withdraw the application, the Owner shall be deemed to have accepted all adopted conditions to the requested zoning. If the Owner withdraws the application or does not effectuate the new zoning, this Agreement is null and void.

This Agreement is entered into in Arizona and will be construed and interpreted under the laws of the State of Arizona. The Owner has agreed to the form of this Agreement provided and approved by the City Attorney. The Owner has had the opportunity to consult with an attorney of the Owner's choice prior to entering this Agreement and enters it fully understanding that the Owner is waiving the rights and remedies as set forth herein.

Upon execution, this Agreement shall be recorded in the Office of the Pima County Recorder.

The Owner warrants and represents that the person or persons listed herein as the Owner is/are the owner in fee title of the Property. The Owner further agrees to indemnify and hold the City of Tucson, its officers, employees and agents harmless from any and all claims, causes of action, demands, losses, costs and expenses based upon an alleged reduction of value of the Property as a result of the City's action in Case C9-18-05.

Dated this _____ day of _____, 20__.

Owner:

(Name of Individual, Corporation, Partnership, or LLC, as applicable)

Owner:

(Name of Individual, Corporation, Partnership, or LLC, as applicable)

By: _____
(Signature of Owner or Authorized Representative, if applicable)

By: _____
(Signature of Owner or Authorized Representative, if applicable)

Its: _____
(Title of Individual Signing in Representative Capacity)

Its: _____
(Title of Individual Signing in Representative Capacity)

State of Arizona)
)
County of _____)

On this _____ day of _____, 20____, before me personally appeared _____ on the basis of satisfactory evidence to be the person who he or she claims to be, and acknowledged that he or she signed the above/attached document.

Notary Public

My Commission expires:

City of Tucson, an Arizona municipal Corporation:

By: _____
Planning & Development Services Department

This form has been approved by the City Attorney.

ZONING MEMBERS PRESENT

Steven Shell, Zoning Examiner
Michael Wyneken, Planning & Development Services
Rick Guerra, City Recording Clerk

=====

1 ZONING EXAMINER: Well, that was a nice warmup act.
2 Welcome to tonight's rezoning public hearing. My name is Steven Shell
3 and I'm one of the other Zoning Examiners for the City of Tucson. I
4 conduct rezoning hearings on behalf of the Mayor and Council and make
5 findings-of-fact which I then put into a report, along with my
6 recommendations. I then send them along to Mayor and Council for
7 their consideration and final decision.

8 My report will be based on the information submitted to me
9 which includes the rezoning application, Staff's report, all written
10 approvals and protests, all correspondence and all testimony given
11 here tonight. Also included in the record, all documents submitted to
12 me up until the close of this hearing.

13 A recording of tonight's testimony is being made by the
14 City Clerk, so, if requested, a transcript will be prepared. With
15 that in mind, I will ask you to please speak clearly into one of those
16 two microphones on the podium. I'll complete my preliminary report
17 within five working days of the close of tonight's public hearing, at
18 which time, I will then prepare my final report.

19 The final report will be issued two weeks after the close
20 of the public hearing. For those of you who wish to receive a copy of
21 my preliminary report and you are not already on the principal parties

1 listed, then please fill out one of those colored cards up there on
2 the podium, and you can then request a copy of tonight's Minutes.

3 A copy of the final report will be available from the
4 Planning & Development Services Department, otherwise referred to as
5 PDSO, and I will then send my final report to Mayor and Council. At
6 the scheduled Mayor and Council hearing for this case, they will vote
7 on this matter based on my recommendation, along with other factors.

8 Tonight's public hearing will proceed in the following
9 manner. I'll first open up the public hearing by asking Mr. Wyneken,
10 sitting here to my right, who you now know. You're all good friends,
11 I assume. And he'll give a presentation on each case.

12 After the presentation, I'll then ask the Applicant, or the
13 Applicant's representative to then come forward to make his or her
14 presentation. I'll ask to hear from anyone in the audience who wishes
15 to speak in favor of this request. And since I cannot have any
16 communication with anybody involved in this case, I would invite you
17 to speak at this time.

18 So, first, we'll hear from people who are in favor of the
19 request. Then I'll hear from people who are in opposition of this
20 request. And then, believe it or not, I'll ask for anyone who's
21 neutral, and there's always one or two.

22 After everybody in the audience has then had a chance to
23 speak, I will offer the Applicant, or the Applicant's representative a
24 chance to respond to any of the concerns or issues which were brought
25 up by either the audience or myself.

1 If you wish to speak tonight, please wait for me to call on
2 you. But raise your hands and I'll call on you. I usually work from
3 the front to the back, and I always start with ladies. While at the
4 podium, please print your name and sign on the little sign-in sheet
5 there on the clipboard. I'll then ask you for you to state your name
6 and address for the record.

7 When speaking tonight, please be brief and to the point.
8 Please speak on only matters only relevant to the case. Do not repeat
9 any testimony which has already been given. I will then ask you to
10 direct all your testimony solely to me. Please do not address Staff
11 or other members of the audience.

12 And at this time, I would like to swear in those wishing to
13 speak, so, if you think you're gonna speak, even if you don't think
14 you're gonna speak, but you might maybe speak, do it now, 'cause I
15 hate to swear you in later.

16 Go ahead and stand and raise your right hand, please, and
17 repeat after me. Do you swear or affirm to tell the truth, the whole
18 truth, and nothing but the truth?

19 (Affirmative.)

20 ZONING EXAMINER: Thank you very much. We'll go ahead and
21 get our first case which is C9-18-05 Fort Lowell Park. And Mr.
22 Wyneken, would you care to give us your report?

23 MR. WYNEKEN: Okay. This is a request by Brian Underwood
24 of The Planning Center on behalf of the property owner, Abraham

1 Slilaty of Fort Lowell Park LLC, to rezone approximately 7.29 acres,
2 or 7.92 acres from MH-1 and R-3 to C-2 zoning.

3 Rezoning site is comprised of predominantly vacant land
4 located on the south side of Fort Lowell Road approximately 800 feet
5 east of Alvernon Way. Preliminary Department Plan proposes a mixed-
6 use in-fill development with ten buildings totaling 212,220-square-
7 feet of floor area with required parking, screening and landscaping.

8 Approximately 120,000 square feet of self-storage with RV
9 parking will be in three buildings designated as Phase I of the
10 project and constructed on the eastern portion of the site. 93,000
11 square feet of commercial retail and restaurant uses in seven
12 buildings is proposed as Phase II in the remaining western portion of
13 the site. Maximum proposed building height is 40 feet as allowed in
14 the C-2 zone.

15 Currently, there are two single-story single-family
16 residences located on a parcel on the northeast area of the subject
17 property where a portion of the self-storage is proposed. Both of
18 these residences will be demolished prior to construction of the self-
19 storage.

20 This property, I won't go into this in a lot of detail, but
21 this property has, has been the subject of two plan amendments in the
22 past, and two previous rezonings. I bring up the rezonings because
23 one has expired and another will expire on June 3rd of this year. And
24 the Applicant has indicated that approval of this current application
25 will result in a withdrawal of any still active rezoning case.

1 Plan Tucson and the Grant-Alvernon Area Plan provide policy
2 direction for the zoning site. The proposed site is identified by
3 Plan Tucson as an existing neighborhood which are primarily developed,
4 largely built-out residential neighborhoods and commercial districts
5 in which minimum new development and redevelopment is expected in the
6 next several decades. Goal is to protect and maintain the character
7 of the neighborhood by accommodating new compatible development and
8 encouraging reinvestment in new services as area amenities.

9 Plan Tucson also encourages contact-sensitive community
10 design that protects the integrity of the existing neighborhoods,
11 complements adjacent land uses, enhances the overall function and
12 visual quality of adjacent streets.

13 Grant-Alvernon Area Plan encourages development of vacant
14 properties if the use is compatible with and the design is sensitive
15 to surrounding uses with an overall goal of improving the visual
16 appearance of the area.

17 Policy support commercial and office development near
18 residential areas that will serve to protect and enhance the quality
19 of life for neighborhood residents. Conceptual land use map for this
20 site calls for commercial, office and residential uses with a maximum
21 height of 40 feet.

22 On February 8th, the Applicant held the required
23 neighborhood meeting, and at that time, there were seven neighbors in
24 attendance, plus the Applicant. Issues discussed included traffic
25 access, vehicle, pedestrian circulation and concerns regarding

1 widening Fort Lowell Road to provide a left-turn lane for the site for
2 westbound traffic.

3 Other questions from the attendees related to hours of
4 operation, delivery, building heights, lighting, type of landscaping,
5 vegetation proposed and whether there would be an on-site manager for
6 the self-storage facility. Many of these issues are addressed in the
7 proposed Conditions for the rezoning.

8 Drainage from the site runs off into the Christopher City
9 Wash watershed and the Alvernon Wash watershed. And engineering has
10 required retention of 100% of the five-year discharge for this site.

11 The PDP shows that the site will be accessed from two
12 points on Fort Lowell Road, and as widening of Fort Lowell Road is
13 proposed as part of the rezoning, we're looking at a continuous left-
14 turn lane in the center of the right-of-way and a right turn
15 deceleration lane.

16 And the western part would be the Phase II access points.
17 Both driveways will be positioned to closely align with the existing
18 access drives to the north side of Fort Lowell Road.

19 The proposed rezoning is consistent with and supported by
20 the policy direction provided in Plan Tucson and the Grant-Alvernon
21 Area Plan. Subject to compliance with the proposed Preliminary
22 Conditions, approval of the requested rezoning is appropriate.

23 Today, we have three approvals on file and two protests.
24 Both of the protests are outside of the 150-foot protest area.
25 Therefore, only a simple majority of the Mayor and Council would be

1 required to adopt an ordinance rezoning this property. That concludes
2 the report.

3 ZONING EXAMINER: Thank you very much. Is the Applicant,
4 or the Applicant's representative here tonight?

5 MR. UNDERWOOD: Good evening, Mr. Shell. Thank you for,
6 for hearing our case tonight. My name is Brian Underwood, and I'm
7 with The Planning Center, 2 East Congress here in Tucson. And I'm
8 also joined here tonight by Linda Morales and Lexi Willett also with
9 The Planning Center.

10 And I do have a power point presentation that I just
11 printed out hard copy. So, I have some copies up here for both of
12 you, and then I also have some additional copies for anybody else in
13 the audience that would like one.

14 And I'd like to start by, by saying this is a, this is a
15 really exciting project for us. We absolutely love working with, with
16 the client and property owner. He's a fantastic gentleman. And, and
17 really working with everybody in the neighborhood.

18 The, the neighbors that have attended both of our
19 neighborhood meetings have been absolutely fantastic in supporting us.
20 And, and I think, you know, we, we have an opportunity here as part of
21 this development to fix some of those existing traffic issues there on
22 Fort Lowell Road.

23 And as Michael mentioned, the, the property has, it has
24 undergone two plan amendments. The most recent was just, just
25 approved in December, and that's allowing for the additional

1 commercial use. Before, it was just office and residential. And, and
2 then as, as Michael also mentioned, there was a previous rezoning, or
3 two previous rezonings to O-3, one that's, that's expired and another
4 that is about to expire next month.

5 And really, that's sort of the impetus for, for embarking
6 on the plan amendment and now commercial zoning is that back when
7 those original rezonings for office were sought, the, the goal was to
8 bring office, or some sort of medical office complex to the site.

9 And with some of the, some of the office development and
10 medical office that's gone in nearby on the northeast corner of
11 Alvernon and Fort Lowell, and then some of the other recently entitled
12 projects for medical offices, it just didn't really make sense. The,
13 the, the property owner wasn't able to, to make that a viable use for
14 the property.

15 And so, here we are asking for the commercial rezoning.
16 And that first map that I've shown you with the regional location sort
17 of sets the stage for, for where we're at here. You can see the
18 property is outlined there in yellow.

19 We've, we've shown the, the QT symbol there on the
20 northwest corner of Alvernon and Fort Lowell because that's, actually
21 that area is in the County. It's a mixed-use zone and, and they'll
22 be, they'll be building a QT there sooner. It's already underway.

23 And what I, what I want to highlight on this map is that
24 part of what has really made this a commercially viable property is,
25 is some of the, the roadway improvements that have been made in the

1 last decade or so in this area, starting with the, the bridge over the
2 Rillito along Alvernon, creating that cross-town connection in this
3 area really sort of opened up additional, additional opportunities
4 here and, and brought more traffic to the area.

5 Additionally, the extension of Camp Lowell Road to Swan
6 also increased, increased traffic in the area and, and really put
7 this, put this on the map, so to speak as, as more of a, an area that,
8 that would be driven as opposed to a cut, or a, a bypass area that you
9 have to drive around to get to via major roads.

10 So, so, that extension really started, started the
11 transformation and, and that's why we have some of the commercial uses
12 that you see in the area and, and offices as well. If you flip the
13 page to the, the more zoomed-in aerial, the site aerial map, you can
14 see that we have some, some commercial and offices, as I mentioned, on
15 that northeast corner of, of Alvernon and Fort Lowell.

16 There's additionally some offices and, and commercial
17 development to the west of us north of the Columbus Wash there. And
18 there's a publication company, Desert Leaf, that, that, you know,
19 provides all those, those magazines to the Foothill. They're over
20 there to our, to our west. We have Aloha, the, the adult loss of
21 hearing association. They're located to the north of us.

22 There's a, a mobile home park also to the north as well as
23 one to the south. And then we have some self-storage traditional
24 rollup doors self-storage on the north side adjacent to our, kind of,
25 kind of at our northeast corner there. And then the Barrio Centro

1 Townhomes are adjacent to our eastern boundary, and McCormick Place
2 is, is beyond that to the east.

3 And as Michael mentioned, the site is large vacant. There
4 are a couple, couple single-family homes up in the northeast portion
5 of the, of the property. And, and it's, it's a bit hard to see on
6 this, on this aerial here, but you can see a bit on this more zoomed-
7 in view, the, the lack of that center turn lane there on Fort Lowell
8 Road.

9 So, you just have the two, two through-lanes going
10 eastbound and westbound with no center turn lane there. And as we've,
11 as we've heard from many of the residents in the area, that is, that
12 creates quite a dangerous situation out there.

13 And one thing I also want to point out about the Columbus
14 Wash is that you can see, as it's channelized there, it comes up into
15 the, into the, the corner of, of the intersection there at Fort Lowell
16 and Alvernon. And it kind of bisects through that commercial corner,
17 limiting the options. So, we're, we're excited to be able to expand
18 those commercial opportunities a little further east onto this
19 property here.

20 Taking a look at the existing zoning in the area, the
21 property is currently zoned a mixture of, of R-3 and MH-1, with R-2 to
22 the east, MH-1 to the south. A mix of zones, commercial, office,
23 residential to the west of us and commercial and residential zoning to
24 the north with the C-2, C-2 zoning for the self-storage and, and I
25 believe over Aloha as well they have the C-2 zoning.

1 This next slide is, is a copy of our Preliminary
2 Development Plan. And I'll try not to, to repeat too much of, of what
3 Michael has already said, but just try to, to highlight a few, a few
4 items that, that are importance. We will have, as Michael mentioned,
5 there'll be ten buildings.

6 The site is sort split up into self-storage on the eastern
7 portion, and general commercial uses with opportunities for retail and
8 restaurants over on the western side of the property.

9 And as you can see, the Shadow Ridge Apartments kind of sit
10 off-site right in the middle of those sides creating a nice mixed-use
11 balance there with some, some already, already existing residences to,
12 to use some of the, you know, the commercial uses that are
13 forthcoming.

14 We've proposed on the eastern side the, the front of that
15 building that's sort of, sort of an L-shape is two stories to, to set
16 some, some striking prominence from the, from the street. Let folks
17 know that this is not traditional self-storage. This is meant to be
18 more like climate-control self-storage. It's meant to resemble an
19 office building and not rollup doors self-storage, all very low
20 profile.

21 So, that front building is, is two stories, and then it
22 transitions down to one story as, as it follows the eastern boundary
23 there adjacent to Barrio Centro. And, and that's really to provide
24 some compatibility there.

1 We also have a ten-foot landscape border basically all the
2 way around the property. And we proposed a six-foot decorative
3 masonry wall as well adjacent to the Barrio Centro Townhomes. And,
4 and I know that we have a neighbor here tonight that has made a
5 request to preserve some of the mature mesquite trees and vegetation
6 that's within that ten feet and directly behind his property. And we
7 are amenable to that. And, and if we need to provide a condition to
8 that effect, then, then we'd like to do that as well.

9 I put some numbers on, on this plan to, to denote the
10 driveways. Driveway One and Driveway Two. Driveway One will serve
11 the, the commercial side and as part of that, it will require a right-
12 turn deceleration lane as, as folks start to, to slow down and turn
13 right into the development.

14 So, that will get them out of those through-lanes of
15 traffic, and then as part of this, probably the most important part of
16 this project is that we will be installing a continuous left-turn
17 center, center turn lane for the entire project frontage along Fort
18 Lowell.

19 So, that will extend from the western boundary to the
20 eastern boundary and, and probably taper down and, and go a little bit
21 beyond there as it meets back up with the roadway. And that center
22 turn lane will actually be built in Phase I.

23 So, as soon as any construction happens and we come in for,
24 for self-storage or, or any development, that will trigger the need
25 for that continuous left-turn lane. When we come in and build the

1 general commercial side, the western side, that's when that
2 deceleration lane will be built. And with that, I'll open it up to
3 any questions you may have.

4 ZONING EXAMINER: Thank you very much. Just a couple of
5 little clarifications.

6 MR. UNDERWOOD: Yes.

7 ZONING EXAMINER: Along with the Driveway One, going back
8 to that. When you talk about your curb cut, I understand, obviously,
9 the left-hand turn continuous center lane will, will start
10 construction when you begin construction on Phase I. I'm assuming,
11 and in your report, it also said that that's true with the
12 deceleration lane as well.

13 MR. UNDERWOOD: Mr. Shell, that is correct.

14 ZONING EXAMINER: Okay.

15 MR. UNDERWOOD: So, when we start construction over on that
16 west side, we'll have to build that (inaudible)

17 ZONING EXAMINER: So, Phase II won't actually involve any
18 road widening at this point to put in for the Phase I project of the
19 commercial storage?

20 MR. UNDERWOOD: The road widening - so, we will be giving
21 up right-of-way for Phase I. And as part of that right-of-way
22 dedication, we will be constructing the continuous center, center turn
23 lane.

1 ZONING EXAMINER: So, I guess I'm still confused. So,
2 you're saying you're actually gonna do the center turn lane as part of
3 Phase I?

4 MR. UNDERWOOD: Yes.

5 ZONING EXAMINER: I don't think that's correct.

6 MR. UNDERWOOD: It is Phase II?

7 ZONING EXAMINER: Yeah, that's not what's written in the
8 report. So, I just want to - that's why I'm a little confused.

9 MR. UNDERWOOD: Okay. (Inaudible)

10 ZONING EXAMINER: I'll let, I'll let you work that out
11 amongst yourselves, and -

12 MR. UNDERWOOD: Okay.

13 ZONING EXAMINER: - we'll get back to that one.

14 MR. UNDERWOOD: Okay.

15 ZONING EXAMINER: Then the other question I had for you,
16 looking at your plan, I - you said the front building of the storage
17 is gonna be two-story.

18 MR. UNDERWOOD: Yes.

19 ZONING EXAMINER: And it'll have kind of an officey (sic)
20 look to give it a different look than a traditional storage unit with
21 just overhead doors. In the middle, it's one-story, obviously. The
22 back building, you didn't really talk about that. Is that gonna be
23 where the RV's and mobile homes and that's why you're going for the
24 height that you're going for, or is there two stories in just the
25 lower floors for mobiles and -

1 MR. UNDERWOOD: The building in the back will actually be
2 three stories. So, it's a maximum of 40 feet.

3 ZONING EXAMINER: Uh-huh.

4 MR. UNDERWOOD: And that building, if you look back behind
5 it along the southern boundary, there are some angled parking stalls.
6 Those are for - those are meant for the RV parking.

7 ZONING EXAMINER: Oh.

8 MR. UNDERWOOD: So, it'll actually be outdoor RV storage,
9 and -

10 ZONING EXAMINER: Okay. So, it's not indoor RV storage?

11 MR. UNDERWOOD: No. And then inside of that building, that
12 will be another climate-controlled self-storage building entirely
13 climate controlled, though.

14 ZONING EXAMINER: That's my next question. Okay. And
15 then, and it's really funny because Mike and I are both planners and
16 we're both sitting here looking at the drawing at the same time and,
17 and our brains are obviously firing about the same rate here.

18 We're also kind of confused here a little bit. I
19 understand, you know, Phase I, Phase II and all that. But when you
20 look at it from a planning standpoint and you're trying to maneuver
21 and drive around RV's and you have angled parking, you're showing your
22 driveway entrance along that southern driveway where the gate is to
23 get into this, you're showing that as a one-way heading east.

24 But yet you're not building Phase I at this - or Phase II,
25 rather, which would have the driveways to get at this project. So, is

1 there gonna be a little bit of an overlap of some of Phase II with
2 these driveways? And if so, doesn't that start to ask for the
3 driveway that you've labeled Number One?

4 MR. UNDERWOOD: That's a, that's a great question, Mr., Mr.
5 Shell. We're actually thinking about potentially providing, if the,
6 if the self-storage develops quickly, and we're had some serious
7 interest in the -

8 ZONING EXAMINER: Uh-huh.

9 MR. UNDERWOOD: - self-storage, we're thinking about
10 providing wrap-around circulation, 360 degrees around that building.
11 So, in other words, we would lose some of that square footage there to
12 be able to, to wrap that (inaudible)

13 ZONING EXAMINER: Oh, I see what you're saying. Rather
14 than utilizing the driveway on Phase II's property, you'd rather
15 shorten the building and give yourself an inner-connecting driveway
16 around the, the west side of the building.

17 MR. UNDERWOOD: Yes. Yes. That's a, that's a -

18 ZONING EXAMINER: And that - but to ensure that this works
19 without triggering Phase II, because we don't want to trigger Phase II
20 inadvertently, -

21 MR. UNDERWOOD: Uh-huh.

22 ZONING EXAMINER: - would that be a condition maybe that
23 you might be willing to live with, that I condition that the building
24 be made smaller so that the driveway could be contained solely within
25 the security-gated area of Phase I?

1 MR. UNDERWOOD: Yeah. I, I think if we were going to go
2 route, we'd be fine with that. If we could leave it more open-ended
3 to say that we could trigger some, some phasing and potentially punch
4 through, since it's one-way, and build that Driveway One, so we'd have
5 the option to do it either way, I think that may be our, our
6 preference.

7 ZONING EXAMINER: Well, then, maybe I guess what - God, I
8 love designing from up here. Maybe what has to happen is the drawing
9 needs to maybe be revised just to show the driveway that you're
10 currently showing -

11 MR. UNDERWOOD: Uh-huh.

12 ZONING EXAMINER: - that's wrapping around the building, in
13 essence, and changing where you're putting your security gating and
14 label it just temporary security gates for Phase I, and you've kind of
15 covered your bases.

16 MR. UNDERWOOD: Okay.

17 ZONING EXAMINER: That way I don't have to put a condition
18 on this, and at the same time, it allows you to build a little bit of
19 the driveway that's actually part of Phase II, but you'll change where
20 your phase limit is, -

21 MR. UNDERWOOD: Okay.

22 ZONING EXAMINER: - and include it as part of Phase I so
23 that you can actually drive around the building.

24 MR. UNDERWOOD: Yeah.

25 ZONING EXAMINER: That's some- --

1 MR. UNDERWOOD: Yeah. We could, we could create a phasing
2 exhibit and, and show that.

3 ZONING EXAMINER: I think that would help clear things up
4 and make it a little it easier for you when you try to go through the
5 permitting process and the plan review process if your PDP matches
6 what you ultimately are gonna have to do. So, we know that you're
7 gonna have to be able to drive around this building.

8 MR. UNDERWOOD: Yeah.

9 ZONING EXAMINER: And it's one or the other. Either you
10 add more paving and change your phase limits, or we whack off a piece
11 of the building.

12 MR. UNDERWOOD: Yeah.

13 ZONING EXAMINER: And you didn't like that idea when I said
14 it. So, let's, let's go ahead and let you revise this plan. And
15 that's something I'll let you coordinate with Staff how we do that,
16 'cause I don't, I don't think that needs to be a continued item or
17 anything like that. We can just plow right through this.

18 MR. UNDERWOOD: Okay. Thank you.

19 ZONING EXAMINER: Thank you, by the way, for clarifying
20 those issues. And then I just want to go back really quickly and
21 understand the plan amendments that you did, 'cause I read them.

22 MR. UNDERWOOD: Yes.

23 ZONING EXAMINER: The second plan amendment is what allows
24 you to throw in - is it the commercial component?

25 MR. UNDERWOOD: That's correct.

1 ZONING EXAMINER: 'Cause the first one was strictly for
2 office and residential.

3 MR. UNDERWOOD: Yes.

4 ZONING EXAMINER: Okay. So, the second one was 2017?

5 MR. UNDERWOOD: Yup.

6 ZONING EXAMINER: Perfect. Okay. I don't have any other
7 questions for you at this time. So, if you'd like, go ahead and have
8 a seat and let's see who else is here to speak tonight. And then if I
9 have other questions, -

10 MR. UNDERWOOD: All right.

11 ZONING EXAMINER: - I'll let you come back up.

12 MR. UNDERWOOD: Thank you.

13 ZONING EXAMINER: Who else here wishes to speak in favor of
14 this request? Come on down. Did you sign in on the little clipboard?
15 Wonderful.

16 MR. SEAVER: I'm Doug Seaver, and we know each other.

17 ZONING EXAMINER: Yeah, I thought you looked familiar. And
18 you live - and your residence, your address?

19 MR. SEAVER: My residence of Barrio Centro.

20 ZONING EXAMINER: Okay.

21 MR. SEAVER: Lot 5. That is, as you look at the plan, is
22 on the east side of the property, west side of Barrio Centro.

23 ZONING EXAMINER: I think I know where we're talking.

24 MR. SEAVER: That little subdivision there on the east side
25 of the property abutting Fort Lowell.

1 ZONING EXAMINER: Oh, the one that has all the houses up
2 against the property line, -

3 MR. SEAVER: Right.

4 ZONING EXAMINER: - east property line.

5 MR. SEAVER: Right.

6 ZONING EXAMINER: Got it. So, you're the owner of all
7 that?

8 MR. SEAVER: No. Just one.

9 ZONING EXAMINER: Just one?

10 MR. SEAVER: Yes.

11 ZONING EXAMINER: I would have believed you, you know.

12 MR. SEAVER: No.

13 ZONING EXAMINER: So, why are you in favor of this?

14 MR. SEAVER: So, I was gonna say, I'm in, in favor of this
15 plan with a couple of conditions that I've talked to The Planning
16 Center about which has already been addressed. That is the
17 maintaining of existing landscape (inaudible) landscape along the wall
18 there on their east side, our west side.

19 It actually is on the property on the east side of their
20 property, but on the west side of ours. So, there - that landscape
21 buffer has already been defined. It just happens that there's
22 mesquite trees already planted along that side.

23 Then secondarily, I've had some concern about lighting and
24 pollution over into the back yards, but I'm assuming that that will be
25 contained.

1 ZONING EXAMINER: Yeah. That's actually a code requirement
2 that PDS is pretty good about overseeing.

3 MR. SEEVER: We shouldn't have leakage there. I, I would
4 say that, that clarifying whether you have that staging lane in Phase
5 I or Phase II is important because at this time, you know, there's no
6 staging center lane. And as a result, you have cars into each other
7 frequently along that area.

8 ZONING EXAMINER: So, what would, what would be your
9 concern? I'm trying to take notes.

10 MR. SEEVER: Concern is, is that they provide for that
11 staging lane, or that pullout lane in the first phase, because as soon
12 as you start having that additional traffic, you're going to have to
13 address it.

14 ZONING EXAMINER: Okay. So, you're worried about the
15 merging onto Fort Lowell of people exiting -

16 MR. SEEVER: Yes.

17 ZONING EXAMINER: - the site?

18 MR. SEEVER: Yes. Either, -

19 ZONING EXAMINER: Okay.

20 MR. SEEVER: - either actually turning in where you're
21 going east from -

22 ZONING EXAMINER: Okay. So, almost like a deceleration
23 lane for the storage unit as well as what they're -

24 MR. SEEVER: Yeah.

25 ZONING EXAMINER: - proposing for Phase I?

1 MR. SEAVER: Yeah.

2 ZONING EXAMINER: One of the things I read in the traffic
3 report, or at least what the notes were from the neighborhood meeting,
4 is that they said the traffic study said that the storage unit
5 actually generates very little traffic.

6 MR. SEAVER: That's the one on the north. That's correct.

7 ZONING EXAMINER: Okay. Do you think that this one will be
8 kind of the same low traffic?

9 MR. SEAVER: You know, because there's a 40-story (sic)
10 building there, I, -

11 ZONING EXAMINER: Could be a little - yeah.

12 MR. SEAVER: - I think that's a little more dense than what
13 we're (inaudible)

14 ZONING EXAMINER: Okay.

15 MR. SEAVER: - you know?

16 ZONING EXAMINER: That's something we can certainly ask the
17 Applicant if there's maybe a give-and-take there.

18 MR. SEAVER: Yeah.

19 ZONING EXAMINER: Let me ask you this. Would you consider
20 - 'cause right now, I'm not sure they're even asking for a
21 deceleration lane on that one. I think the deceleration lane is
22 purely for that first driveway on the west side. If the Applicant
23 were willing to extend that deceleration lane over to that second one,
24 but not have it built 'til the first - second phase, would that be
25 kind of a, -

1 MR. SEAVER: Yes.

2 ZONING EXAMINER: - an amenable compromise maybe?

3 MR. SEAVER: Yes.

4 ZONING EXAMINER: Okay. So, it's not really when it gets
5 done, just if it gets done.

6 MR. SEAVER: Yes.

7 ZONING EXAMINER: Okay. Let me - we'll take that into the
8 heart.

9 MR. SEAVER: Thank you.

10 ZONING EXAMINER: Let me make some - do you have anything
11 else?

12 MR. SEAVER: No.

13 ZONING EXAMINER: Oh, okay. Great. Thank you. Let me
14 make some notes here really quickly. Is there anybody else here
15 wishing to speak in favor of this request? Seeing and hearing none,
16 is there anybody wishing to speak in opposition? Seeing and hearing
17 none, is there anybody here that's neutral on this issue? Scared them
18 off.

19 With that in mind, then I'd just like the Applicant, then,
20 to come up again and maybe address the concerns that Mr. Seaver
21 brought up and that I asked him, and maybe this is something that you
22 would be willing to entertain. And, and maybe you'll clarify this for
23 me.

24 The deceleration lane for your eastbound traffic, I
25 understood that it was only gonna be for that first driveway for the

1 commercial and the office use. But I wasn't aware that that
2 deceleration lane was also gonna cover the storage unit entrance.

3 MR. UNDERWOOD: The - Mr. Shell, the deceleration lane is
4 only for Driveway One, for the, -

5 ZONING EXAMINER: Okay.

6 MR. UNDERWOOD: - for the western side, the commercial and
7 office side. The, the trip generation for the proposed self-storage
8 is less than 10% of the overall trip generation for the project.

9 ZONING EXAMINER: Okay.

10 MR. UNDERWOOD: And so, it's, it's a minimal trip generator
11 and it is also, it's not peak hour. It's distributed throughout the
12 day because you don't have people all coming at one time and then, and
13 then leaving at the same time.

14 So, so, I think we would like to, to keep it as, as per the
15 recommendations of the Traffic Impact Analysis that the deceleration
16 lane stay on only Driveway One. And then I did misspeak earlier that,
17 that the center turn lane would happen in Phase I. It does spell out
18 in the traffic study that it be deferred to Phase II.

19 ZONING EXAMINER: Wonderful. And then I guess I will still
20 ask it, even though it, it may not ever go further than this. I would
21 ask you to ask your traffic engineer who you're working with how
22 difficult it would be to continue the decel lane to cover that second
23 driveway, -

24 MR. UNDERWOOD: Okay.

1 ZONING EXAMINER: - just in, in the, in the sake of
2 conversation. It'd be interesting to see if it's any big deal or if
3 it's something that the engineer just kind of goes, "No. You really
4 don't want to do that."

5 MR. UNDERWOOD: Okay.

6 ZONING EXAMINER: I'm not a traffic engineer, I'm not a
7 traffic designer, and I don't claim to be.

8 MR. UNDERWOOD: Yeah.

9 ZONING EXAMINER: I don't even play one on TV, so - thank
10 you.

11 MR. UNDERWOOD: Absolutely.

12 ZONING EXAMINER: And then obviously the other concern was
13 about the mature landscaping -

14 MR. UNDERWOOD: Yes.

15 ZONING EXAMINER: - on the east side. So, I'm assuming
16 that's something that you'd obviously be willing to agree to.
17 Whatever is existing there, you would either augment, work with
18 Planning & Development Services to, you know, still comply with the
19 code, but augment with whatever's there. And if certain areas need to
20 be brought up, that's something you could work directly with them.

21 MR. UNDERWOOD: Absolutely.

22 ZONING EXAMINER: Okay. Do you know if that involves any
23 shrubbery or is it strictly trees?

24 MR. UNDERWOOD: I'm not sure.

25 MR. SEEVER: I think it's just mesquite.

1 MR. UNDERWOOD: Just, just mesquite.

2 ZONING EXAMINER: Okay. And I'll, just for the record, be
3 the witness that spoke in favor of this. Mr. Doug Seaver said it's
4 strictly the mesquites that he's concerned about. So, -

5 MR. UNDERWOOD: Yes, that's correct.

6 ZONING EXAMINER: So, as long as I know that, you know,
7 you'll go ahead and maintain those and protect them throughout
8 construction and all that. And then we'll just go ahead and depend on
9 PDSO to fill in and augment and make it comply with the, the ordinance
10 and the code.

11 MR. UNDERWOOD: Okay.

12 ZONING EXAMINER: Okay. I don't think I have any other
13 questions for you.

14 MR. UNDERWOOD: All right. Thank you.

15 ZONING EXAMINER: So, at this time, I'm gonna go ahead and
16 close the public hearing on this case. And I will issue my decision
17 on it in five days. And before I announce the second case, I just
18 want to make a couple of quick notes if I may. So, talk amongst
19 yourselves.

20 (Case: C9-18-05 was closed.)

I hereby certify that, to the best of my ability the foregoing is a true and accurate transcription of the original tape-recorded conversation in the case reference on page 1 above.

Transcription Completed: 05/25/18



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