

Application for Plan Amendment

February 2010 Form

SECTION 1 - Case Filing Information

To be filled out by Staff

Date Filed: June 18, 2019 Received by: John Beall

Area/Neighborhood Plan to Be Amended:

Alvernon Broadway Area Plan

Date Plan Was Adopted by Mayor and Council: February 27, 1995

Plan Amendment Name: Alvernon Broadway Area Plan Amendment

Plan Amendment Number: PA19-02 Processing Fee: \$2,456.96

SECTION 2 - Site Identification

Street Address: 3955, 3965 and a portion of 3901 E. 22nd Street

Township/Range/Section: T14S, R14E, Sec. 15 Tax Code No: 126-18-114A, -115A & portion of -111B

Nearest Major Cross Street: 22nd Street, east of Alvernon Way

Amendment Site Size: 30,000 square feet (approximately 0.70 acres)

Attach Assessor's map and current color aerial photograph of site and surrounding properties to application.
(See attached maps.)

SECTION 3 - Applicant Information

If the applicant is not the property owner, please provide the property owner(s) name(s), address(es), and telephone and fax number(s), and the property owner's dated signature. A letter from the owner authorizing the applicant to represent the owner in the processing of this plan amendment must be attached to the application.

(See attached letters of authorization.)

SECTION 3 - Applicant Information Cont'd.

Applicant or Agent's Name: Robin Large

Firm's Name: Lazarus, Silvyn & Bangs, P.C. Phone No: (520) 207-4464

Address: 5983 E. Grant Rd., Ste. 290, Tucson, AZ 85712 Fax No: N/A

Robin Large June 14, 2017
Signature Date

SECTION 4 - Site and Surrounding Conditions

SITE

Existing Site Zoning: O-3 & R-2 Current Use of Site: vacant

Current Site Conditions (undeveloped or developed; and, if developed, list significant improvements on the site - buildings, pavement, walls/fences, etc.):

Property is undeveloped.

SURROUNDING AREAS

Existing Zoning: North R-1 South C-2 East O-3 West C-1

Describe Land Uses and Development on Surrounding Properties:

North: single-family residential
South: 22nd Street (arterial roadway) & commercial (e.g. fast food, drugstore, office)
East: preschool/day care center
West: former gas station; future Dutch Bros. Coffee (DP currently in review)

Neighborhood Context: _____

(See Project Narrative.)

Proposed Site Development

Proposed Use: office & neighborhood-level commercial uses Proposed Zoning: C-1

Proposed Site Improvements (buildings, parking areas, etc.):

Property will be developed with 1-2 single-story (22 feet) office/commercial building(s), and all parking/maneuvering will be on-site. Building(s) will be located closer to 22nd Street, and parking will be to the rear of the building(s). Trash enclosures will be located closer to 22nd Street (away from the existing residential uses to the north). Cross-access with the future Dutch Bros. Coffee to the west is proposed.

Identify the parts of the Plan that need to be amended, and why. List any policies and identify any maps that are proposed to be changed.

The proposed amendment is limited to a change of designation on the Alvernon-Broadway Area Plan's Conceptual Land Use Map from Low Density Residential to Commercial/Office/High Density Residential. This change is necessary to support the development of a combination of office and commercial uses on the Property. Once the map is changed, the Project will comply with all Nonresidential Policies within the Alvernon-Broadway Area Plan.

Provide proposed new goal and policy language, and proposed new maps that incorporate the change.

This amendment is limited to a change in map designation. No policy or goal changes are proposed.

Explain how the proposed changes are consistent with and supported by the overall goals, and any applicable policies, of the Area or Neighborhood Plan:

(See Project Narrative.)

SECTION 5 - Plan Amendment Information Cont'd.

Explain how the proposed changes are consistent with and supported by the goals and policies of the *General Plan*.

(See Project Narrative.)

Provide additional supporting information that demonstrates why this amendment should be approved.

(See Project Narrative.)

A concept plan is not required. However, staff encourages the applicant to submit one.

Is a concept map being submitted with this application? Yes X No _____

SECTION 6 - Pre-Submittal Meeting Information

The following must be attached to the plan amendment application (see Part 4 of the handout titled "Plan Amendments - Information for Applicants"):

- Copy of the meeting notice that was mailed
- Copy of the mailing list used
- Certification of mailing
- Copy of the sign-up sheet showing who attended the meeting
- Meeting summary
- Copy of any maps, drawings, or written information provided at the neighborhood meeting
- NA Any changes in the plan amendment proposal based on comments received at the neighborhood meeting
- Copy of notes from rezoning pre-submittal meeting



Project Narrative

Cole Valley Partners (“CVP”) is planning to develop approximately 30,000 square feet of property near the northeast corner of 22nd Street and Alvernon Way in the City of Tucson (“City”), specifically including Pima County Assessor parcel numbers (“APN”) 126-18-114A, -115A and a portion of -111B. CVP is the developer of a Dutch Bros. Coffee establishment on the portion of APN -111B that is zoned C-1 (“Dutch Parcel”). CVP is interested in developing the remainder of APN -111B—the portion that is zoned O-3—along with two adjacent R-2 parcels, APN -114A and -115A (“Residential Parcels”), all of which are currently vacant. CVP intends to split the O-3 portion from the C-1 portion of the APN -111B and later combine it with the Residential Parcels (collectively, the O-3 portion of APN -111B and the Residential Parcels are referred to as the “Property”).

CVP intends to develop the Property with a medical/professional office and/or a small-scale commercial building (the “Project”). The Property is within the Alvernon-Broadway Area Plan (“ABAP”) and is designated on the land use map for Low-Density Residential (“LDR”) uses. An amendment to the ABAP land use map is required to allow for the development of office and/or commercial uses (“ABAP Amendment”). The ABAP Amendment will change the Conceptual Land Use Map designation on the Property from LDR to Commercial/Office/High-Density Residential (“C/O/HDR”), which is the only ABAP designation that supports both office and commercial uses on the same property. Upon a successful ABAP land use map Amendment, CVP will request a rezoning of the Property to C-1 to permit the desired uses.

Application for Plan Amendment § 4: Site and Surrounding Conditions

Neighborhood Context

The Property is adjacent to 22nd Street, a major arterial street within the City. The ABAP map designation of LDR is no longer appropriate at this location. 22nd Street has a right-of-way width of 150 feet, there is a total of 10 lanes (divided with a median) adjacent to the Property and the speed limit is 40-mph. It is unlikely that any low-density residential uses would develop on the Property because of the size and purpose of 22nd Street as a major arterial, which makes low density residential uses incompatible based on limited access and the intensity of traffic and noise generated by the arterial roadway.

The ABAP Amendment proposes land uses (office and retail/commercial services) that are appropriate transitions from the current neighborhood context to the north to the surrounding commercial and major arterial roadway to the east, west and south. The Property has been planned to locate the buildings closer to 22nd Street, with the daytime parking area serving as a buffer to the single-story buildings and roadway for the neighborhood. The

proposed uses are compatible with all surrounding uses, which include single-family residential to the north, a day care center/preschool to the east, a proposed Dutch Bros. Coffee establishment (that will begin construction this summer) to the west and various fast-food, office and commercial uses on the south side of 22nd Street. The proposed uses are appropriately located along a major street, and through thoughtful site planning in accordance with the ABAP, the Project will serve as a buffer for the San Gabriel Neighborhood north of the Property.

Application for Plan Amendment § 5: Plan Amendment Information

Consistency with Alvernon-Broadway Area Plan

The ABAP Amendment request is to change the Property’s mapped designation on the Conceptual Land Use Map from LDR to C/O/HDR, which is the same designation as that of the Dutch Parcel. The Amendment is then consistent with and supports the nonresidential policies of the ABAP, as follows:

ABAP Policy Guidance	Amendment Conformance
<p>Nonresidential Policy 2 – Supports new office and commercial uses when the following criteria are met (pg. 20):</p> <ul style="list-style-type: none"> a. Primary access can be provided from an arterial street. b. All parking and maneuvering requirements can be met on-site. c. Screening and buffering for adjacent uses will be provided on-site. d. New development will comply with the ABAP General Design Guidelines, including <ul style="list-style-type: none"> o Compatible building height and density with adjacent residential uses. o Outdoor lighting directed away from adjacent residential uses. o Screening/buffering of noise generating uses when adjacent to residential uses. o Minimum number of access points into the Project. o Incorporation of Defensible Space Concepts into the Project. (pg. 23) 	<p>Once the change to the Conceptual Land Use Map is made, the Project will conform with the ABAP Nonresidential Policies to <i>“limit office and commercial development to locations within the Plan Area that are most suited to handle the intensity of such uses in terms of traffic generation and other potential impacts on adjacent residential uses.”</i> (pg. 19)</p> <ul style="list-style-type: none"> a. Access to the Project is limited to 22nd Street, an arterial roadway. b. All parking and maneuvering requirements will be met on-site. c. Landscaping and a 6-foot high masonry wall will be provided along the north and eastern boundaries to screen the Project from the adjacent residential and day care/preschool uses. d. The Project will be developed in accordance with ABAP Design Guidelines, as follows: <ul style="list-style-type: none"> o The Project will feature one or two single-story structures (22 feet in height) to support lower-intensity office and commercial service uses.

ABAP Policy Guidance	Amendment Conformance
	<ul style="list-style-type: none"> ○ Outdoor lighting will be directed away from the residential uses and will be designed in accordance with the City/County Outdoor Lighting Code. ○ The Project’s buildings and solid waste enclosures will be situated closer to 22nd Street than to the adjacent residential uses, and screening/landscape buffers will be provided along the northern boundary of the Property to minimize potentially negative noise impacts. ○ A single direct access point into the Property from 22nd Street is proposed. A cross-access easement between the Dutch Parcel and the Property may be established between the two separately developed parcels to enhance traffic flow between the two developments. ○ Defensible Space Concepts, such as the inclusion of a 6-foot screen/barrier along the northern and eastern Property lines and appropriate identification of public entryways using signage, sidewalks and lighting, will be incorporated into the Project.

Consistency with Plan Tucson

The ABAP Amendment is consistent with and supported by Plan Tucson’s goals and policies. The Property is identified on the Plan Tucson Future Growth Scenario Map (Exhibit LT-8) as being within a Mixed-Use Corridor Building Block, which is described as follows:

“Mixed-use corridors provide a higher intensity mix of jobs, services, and housing along major streets. The businesses and residences within these corridors will be served by a mix of high frequency transit options, as well as pedestrian and bicycle facilities.”

The proposed uses are compatible with and similar in nature to those already located along 22nd Street near the Property, including the day care/preschool to the east, Dutch Bros.

Coffee to the west and numerous restaurants, retail and office establishments across 22nd Street to the south. The proposed office and retail/commercial service uses will contribute to the mix of uses that support the neighborhoods in this area. In addition, 22nd Street is an arterial roadway and a heavily traveled transit corridor featuring bike lanes and sidewalks adjacent to the Property and bus stops on all four corners of the 22nd/Alvernon intersection.

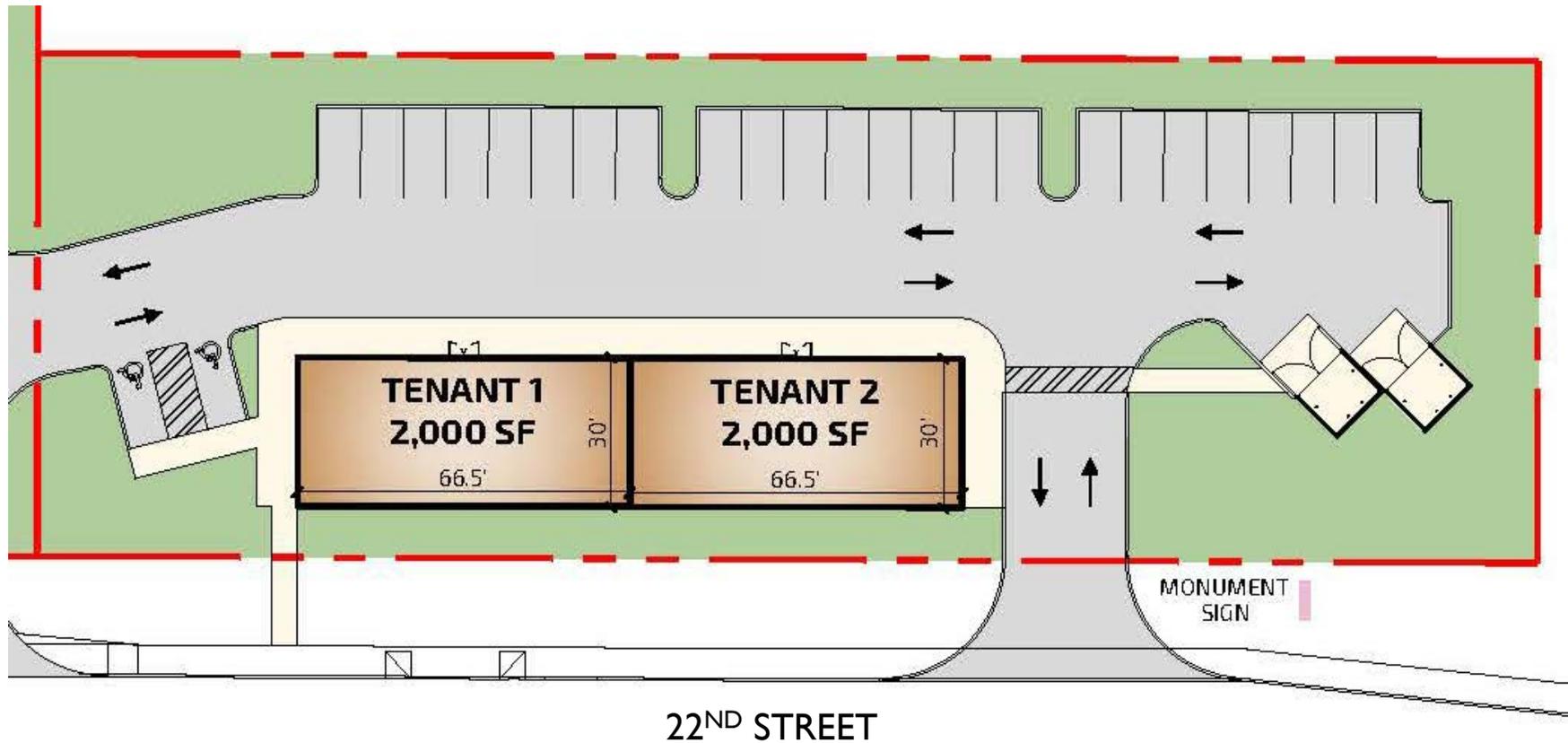
The Project is also supported by multiple Plan Tucson policies, as described below.

Plan Tucson Policy Guidance	Amendment Conformance
<p>EC2 – Encourage increased energy efficiency in new private building construction and facilitate the transition of new private construction toward net-zero buildings. (p. 3.86)</p>	<p>The Project will incorporate native landscaping, including shade trees, and water harvesting into its design. Energy-efficient building techniques will be considered at time of building plans preparation.</p>
<p>EC3 – Reduce the urban heat island effect by minimizing heat generation and retention from the built environment using a range of strategies. (p. 3.86)</p>	<p>The Project will be designed using ample landscaping and shade cover around the vehicular use area and along the Project’s perimeter, with special attention to the north and eastern boundaries.</p>
<p>LT3-Support development opportunities where:</p> <ul style="list-style-type: none"> ● Residential, commercial, employment, and recreational uses are located or could be located and integrated ● There is close proximity to transit ● There is potential to develop moderate to higher density development ● Existing or upgraded public facilities and infrastructure provide required levels of service. (p. 3.148) 	<p>The Amendment meets these policy goals:</p> <p>Integration of Uses: The Property is in a developed area of Tucson, surrounded by a mix of commercial and residential uses. This infill development will add commercial uses that will enhance and be easily accessed by the neighborhood.</p> <p>Transit: The Property is within the SunTran service area. It is adjacent to SunTran Line 7 (22nd Street), which provides a direct link to the Ronstadt Transit Center. From there a rider has broad access to the SunTran system. The Property is also within a few hundred feet of Line 11, along the Alvernon corridor, which then provides access to most of the east-west bus lines</p> <p>Moderate/Higher Density: The Project proposes office and commercial uses, which are higher in intensity than the LDR currently permitted by ABAP, and more appropriate for location along an arterial roadway.</p> <p>Infrastructure: This is an infill Project with all major infrastructure in place to support development of the Property, as proposed.</p>

Plan Tucson Policy Guidance	Amendment Conformance
<p>LT4 – Ensure urban design that:</p> <ul style="list-style-type: none"> • Is sensitive to the surrounding scale and intensities of existing development. (p. 3.148) 	<p>Project design will be sensitive to adjacent uses and will feature the following:</p> <ul style="list-style-type: none"> • Single-story building(s) (22 feet in height) • Solid waste enclosures and building(s) sited closer to 22nd Street, away from existing residential uses • All parking and maneuvering will be located on-site • Access will be limited to 22nd Street (no direct access into the neighborhood)
<p>LT9 – Locate housing, employment, retail, and services in proximity to each other to allow easy access between uses and reduce dependence on the car. (p. 3.149)</p>	<p>The Property is surrounded by a mix of uses, including commercial services, residential, restaurants and offices. The proposed uses will provide additional convenient services to the neighborhood, which has access to alternative modes of transportation (e.g. bicycle lanes, sidewalks, bus stops).</p>
Guidelines for Development Review	
<p>LT28.1.7 – Preserve and strengthen the distinctive physical character and identity of individual neighborhoods and commercial districts in the community. (p. 3.153)</p>	<p>The Property is currently vacant and completely graded. The proposed Project will enhance the street character and buffer existing residential uses from potential nuisances from the arterial roadway, thereby preserving the existing physical character of the neighborhood.</p>
<p>LT28.6.4 – Support neighborhood commercial uses located at the intersections of arterial streets, arterial and collector streets, or collector street intersections. (p. 3.159)</p>	<p>The proposed uses include small-scale retail/commercial services and/or office located along an arterial roadway. Access will be limited to 22nd Street.</p>
<p>LT28.6.9 – Support the location of residentially-scaled office uses as a possible alternative to residential uses along major streets when:</p> <ol style="list-style-type: none"> a. The project stabilizes and enhances the transition edge when adjacent to existing and future residential uses; b. Safe and appropriate access generally can be provided from a major street; c. Required parking, loading, and maneuvering can be accommodated on site; d. Screening and buffering of adjacent residential properties can be provided on site; 	<p>Office and commercial uses are proposed, and the Project will include the following:</p> <ol style="list-style-type: none"> a. A transition between the arterial roadway (22nd Street) and the existing residences to the north. Currently, the Property is vacant. b. A single direct access point into the Property from 22nd Street is proposed. c. All parking, loading and maneuvering will be provided on-site. d. A 6-foot masonry wall with landscaping will be provided along the northern Property boundary to adequately screen the Project from adjacent residences.

Plan Tucson Policy Guidance	Amendment Conformance
<p>e. Consideration is given to the consolidation of design elements, such as access points, parking, landscaping, and screening; and</p> <p>f. Consideration is given to accommodating current or future cross access between adjacent parcels and uses. (p. 3.159)</p>	<p>e. The 3 parcels will be consolidated and developed as a single Property with common parking, landscaping and access.</p> <p>f. A cross-access easement between the Dutch Parcel and the Property may be established to enhance traffic flow between the two separate developments.</p>
<p>LT28.6.11 – Support 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. (p. 3.160)</p> <p>LT28.6.12 – Support infill and redevelopment projects that reflect sensitivity to site and neighborhood conditions and adhere to relevant site and architectural design guidelines. (p. 3.160)</p> <p>LT28.6.13 – Protect established residential neighborhoods by supporting compatible development, which may include other residential, mixed-use infill, and appropriate nonresidential uses. (p. 3.160)</p>	<p>The currently vacant parcels will be consolidated, and the infill development will enhance the visual aesthetic of the street while providing additional neighborhood-level services. Building(s) and solid waste enclosures will be situated closer to 22nd Street than to the adjacent residential uses, and screening/landscape buffers will be provided along the northern boundary of the Property to minimize potentially negative noise impacts.</p>

CONCEPT PLAN



CONCEPT PLAN



Background: This Plan Amendment request is to amend the *Alvernon-Broadway Area Plan* (ABAP) Conceptual Land Use Map to allow Commercial/Office/High Density Residential for the subject property. Currently the map shows future use for the subject property as Low-Density Residential.

Subject Property Zoning and Surrounding Zoning and Land Uses: The subject property is located at the northeast corner of 22nd Street and Alvernon Way. The three parcels that comprise the subject property are zoned O-3, R-2, and R-2 22nd Street to the south across 22nd Street. A Dutch Bros. Coffee, which is being established at the corner of 22nd Street and Alvernon Way by the subject property owner, occupies a portion of one of the subject property parcels. To the north and east of the subject property are residences and to the south is 22nd Street.

Land Use Policies: Policy direction is provided by *Plan Tucson, the City of Tucson General & Sustainability Plan*, ratified by the voters on November 5, 2013, and the *Alvernon-Broadway Area Plan*, adopted February 27, 1995, by Resolution 16833.

Plan Tucson: *Plan Tucson* contains a variety of elements that are categorized in four focus areas, including the Social Environment, the Economic Environment, the Natural Environment, and the Built Environment. Each focus area contains specific goals and each element contains specific policies many of which complement each other. The Built Environment Focus Area includes a Future Growth Scenario Map (p. 3.144) that provides guidance for determining the general location of development opportunities and patterns, land use, and transportation concepts through a series of Building Blocks. Guidelines for reviewing development proposals are associated with each of the Building Blocks. The subject property is located at the western end of the Mixed-Use Corridor Building Block, which is described as providing a higher-intensity mix of jobs, services, and housing along major streets. The businesses and residences within these corridors will be served by a mix of high-frequency transit options, as well as pedestrian and bicycle facilities. Along with the Future Growth Scenario Map guidance, there are several policies that should be taken into consideration in the design of the proposed office or retail building.

- EC2 Encourage increased energy efficiency in new private building construction and facilitate the transition of new private construction toward net –zero building
- EC3 Reduce the urban heat island effect by minimizing heat generation and retention from the built environment using a range of strategies

Alvernon-Broadway Area Plan: The overall purpose of the *Alvernon-Broadway Area Plan* is “to provide land-use policy direction and design guidelines for new development within the Area Plan boundaries.” The general goals of the Area Plan are as follows:

- Preserve and protect the integrity of established, low-density neighborhoods.
- Identify appropriate locations for new development.
- Protect and enhance vegetation and open space.
- Provide safe and efficient circulation systems for all appropriate modes of transportation including pedestrian.
- Protect private property rights and recognize deed restrictions

The *Alvernon-Broadway Area Plan* “Conceptual Land Use Map” (pg. 22) calls out Low Density Residential for the future use of the subject property area. This future use would not accommodate the proposed types of uses for the subject property.

Assessment: The applicant proposed a medical/administrative/professional office or a small-scale retail building for the subject property. The location is at the northeast corner of two arterials. The zoning to the immediate north and to the east is a mix of R2 and O3 suggesting there was already a vision of a mix of some uses. The parcel to the west, which the applicant owns, is C-1. The applicant is already developing a portion of the latter parcel with a Dutch Bros. Coffee establishment in the area. The area being developed is designated on the Alvernon-Broadway Area Plan Conceptual Land Use Map as Commercial/Office/High Density Residential.

The applicant is requesting that the Conceptual Land Use Map designation of Low Density Residential for the other parcels that comprise the subject property be changed to Commercial/Office/High Density Residential." Such a change would be consistent with the Mixed-Use Corridor Building Block concept and related guidelines suggested in the Plan Tucson Illustrative Future Growth Scenario Map. *Plan Tucson* policies addressing conserving energy and reducing the heat island should be taken into consideration. Additionally, provisions for pedestrian and bicycle facilities since such facilities are called out in the Mixed-Use Corridor Building Block concept.

The *Alvernon-Broadway Area Plan* provides policies related to nonresidential development. The criteria provided in Policy 2 of the Nonresidential Policies (pg. 20) should be carefully considered if the Plan Amendment is adopted as all the criteria appear relevant to the proposal.

Some questions that have arisen in the course of staff's review of the proposal:

- (a) Provision of landscape buffer between proposed uses and existing residential uses.
- (b) Measures to reduce heat island effect
- (c) Energy efficiency consideration
- (d) Location on the subject property of the proposed medical/administrative/professional office or small-scale retail building
- (e) Likely parking configuration
- (f) Number of access points
- (g) Bicycle and pedestrian facilities

Conclusion: Staff concludes that the proposed project use is consistent with *Plan Tucson* policies. For consistency with the *Alvernon-Broadway Area Plan*, the Area Plan would need to be amended by revising the Conceptual Land Use Map to accommodate the types of uses proposed on the subject property. The proposed change to Commercial/Office/High Density Residential would accommodate those uses as well as being consistent with the future land use designated for the parcel immediately adjacent to the northwest intersection of 22nd Street and Alvernon Way.

**Planning and Development Services Review
REZONING/SPECIAL EXCEPTION PRESUBMITTAL**

This preliminary review for code compliance is based only on the information provided on the plans provided. Alternations to the plans as they impact zoning issues will require additional review to insure compliance with the Zoning Code. Additional information provided on revised plans may also create further compliance questions.

Reviewed By: Elisa Hamblin Date: 5/6/19 Phone: 520-837-4966 Email: elisa.hamblin@tucsonaz.gov
 Applicant: Robin Large (Lazarus, Silvyn & Bangs)
 Project Address: 3955, 3965 and portion of 3901 E 22nd St
 T: 14S R: 14E S: 15 Existing Zoning: O-3 and R-2 Proposed Zoning: Plan Amend, later C-1
 Existing Use: Vacant Proposed Use: Commercial
 Annexation Date: 1/3/56 Ordinance No.: 1634 Parcel No.: 12618111B, 12618114A, 12618115A
 Rezoning History: C9-14-10 (Withdrawn), C9-99-12 (Expired)

<input checked="" type="checkbox"/> Development Package Required	<input type="checkbox"/> Special Exception Land Use	<input type="checkbox"/> FLD
<input type="checkbox"/> Tentative Plat Required	<input type="checkbox"/> Planned Area Development (PAD)	<input checked="" type="checkbox"/> Plan Amendment
<input type="checkbox"/> Final Plat Required	<input checked="" type="checkbox"/> New Project / Change of Use; Full UDC	<input type="checkbox"/>

Site Area / Lot Size Total: Approx 30,000 sf/0.70 ac Sq. Ft. / Acres
 Proposed Principal Use: Commercial/Retail - specific use unknown
 Use Specific Standards: unknown
 Min Lot /Site Size: N/A; () Building Height Max: 30'; () Lot Coverage Max: N/A %
 Site Coverage allowed for Subdivision: _____%; () Density: _____; FAR: _____

Perimeter Yard Building Setbacks: (ST = Street) (H = Height of Structure Exterior Wall)
 Existing Adjacent Zones: N: R-1; W: C-1; S: C-2; E: O-3
 Required perimeter Yard Setbacks per Adjacent Zone: N: 1.5H; W: 0; S: 0; E: 0

Proposed Principal / Secondary Use: _____
 Use specific standards: _____
 Min lot /Site size: _____; () building height max: _____; () Lot coverage max: _____ %
 Site coverage allowed for subdivision: _____%; () Density: _____; FAR: _____

Perimeter Yard Building Setbacks: (ST = Street) (H = Height of Structure Exterior Wall)
 Existing Adjacent Zones: N: _____; W: _____; S: _____; E: _____
 Required perimeter yard setbacks per adjacent zone: N: _____; W: _____; S: _____; E: _____

APPLICABLE OVERLAY ZONES:						
<input type="checkbox"/> ERZ	<input type="checkbox"/> HDZ	<input type="checkbox"/> HPZ	<input type="checkbox"/> NPZ	<input type="checkbox"/> IID	<input type="checkbox"/> UOD	<input type="checkbox"/> FLD
<input type="checkbox"/> WASH	<input type="checkbox"/> AEZ	<input type="checkbox"/> AHD	<input type="checkbox"/> CUZ-1	<input type="checkbox"/> CUZ-2	<input type="checkbox"/> CUZ-3	
<input type="checkbox"/> NCD-65	<input type="checkbox"/> NCD-75	<input type="checkbox"/> ADC-1	<input type="checkbox"/> ADC-2	<input type="checkbox"/> ADC-3		
<input type="checkbox"/> NCD-A	<input type="checkbox"/> NCD-B	<input checked="" type="checkbox"/> MS&R				

**Planning and Development Services Review
REZONING/SPECIAL EXCEPTION PRESUBMITTAL**

MAJOR STREETS AND ROUTES (MS&R) Plan:

Street Name: 22nd St - Arterial Future R/W Width: 150'

Street Name: _____ Future R/W Width: _____

STREET PERIMETER YARD SETBACKS IN DEVELOPING AREA and ADJACENT TO MS&R's or for streets within new SUBDIVISIONS for all proposed structures per UDC 6.4.5.C.2

The greater of 21 feet or the height of the proposed exterior building wall measured from the back of:

Existing curb Future curb Back of sidewalk Outside edge of the nearest adjacent travel lane.

STREET PERIMETER YARD SETBACKS IN ESTABLISHED AREA for all proposed structures per UDC 6.4.5.C.1

The greater of 20 feet or one and one half the height of the exterior building wall measured from:

Front street property line Ten feet from side street property line

ACCESS PROVISIONS, UDC 7.8 and TSM Section 7-01

Street access for vehicle traffic; Adjacent street access for pedestrian traffic;

On-Site pedestrian circulation system

MOTOR VEHICLE / BICYCLE PARKING REQUIREMENTS

Vehicle parking ratio per UDC Table 7.4.4-1: Commercial TBD; Required: unknown; Provided: 26

Subdivision vehicle parking on both sides of the street; Common area parking required when no on street

Short term bicycle parking ratio per UDC Table 7.4.8-1: TBD; Required: unknown; Provided: 0

Long term bicycle parking ratio per UDC Table 7.4.8-1: TBD; Required: unknown; Provided: 0

LOADING SPACE REQUIRED PER UDC TABLE 7.5.5-A: Required: _____; Provided: _____

LANDSCAPE PLAN REQUIRED: UDC 7.6 and TSM Section 5-01:

Entire site; Expansion only

"Trees for parking lots, 1 tree per 4 vehicle parking spaces required. Each space located within 40' of a canopy tree

Street landscape border(s) _____

Interior landscape border(s) _____

Screening(s) _____; Native Plant Preservation Plan _____

Trails or Protected Riparian Area _____; Comments: _____

Contact the Landscape Section @ (520) 837-4950 for specific information

Additional Comments:

All comments based on future C-1 zoning

The application materials had limited information. Additional info will allow for more substantive review by the zoning team.

Susan Montes - Re: Rezoning Pre Submittal

From: Loren Makus
To: John VanWinkle; Susan Montes
Date: 05/07/2019 4:18 PM
Subject: Re: Rezoning Pre Submittal

This site is immediately upstream of a FEMA flood hazard area:

1. Five year threshold retention will be required.
2. Critical basin detention will be required.

Loren Makus

Engineering Division
Planning and Development Services Department
City of Tucson
520.837.4927

>>> Susan Montes 05/07/2019 4:05 PM >>>

Do you guys have comments for the Pre Submittal meeting tomorrow?

John Beall - Re: Rezoning Pre Submittal for May 8, 2019

From: Zelin Canchola
To: Susan Montes; John Beall
Date: 05/08/2019 8:41 AM
Subject: Re: Rezoning Pre Submittal for May 8, 2019

A traffic impact analysis will be required.

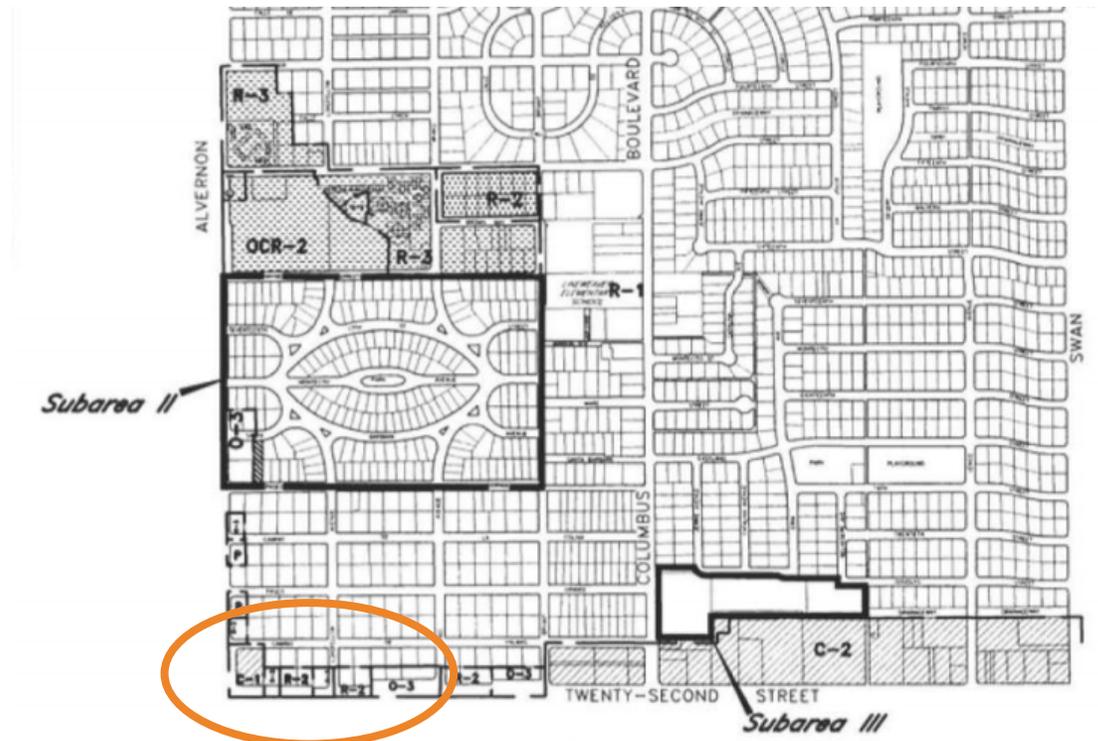
Zelin Canchola
TDOT Engineering Review

>>> Susan Montes 04/26/2019 4:45 PM >>>

Attached is the Rezoning Pre-Submittal case for **Wednesday, May 8, 2019**. Please review and send your comments to TucsonRezoning.DSPO2.CHDOM2@tucsonaz.gov **by Tuesday, May 7, 2019**. Thank you.

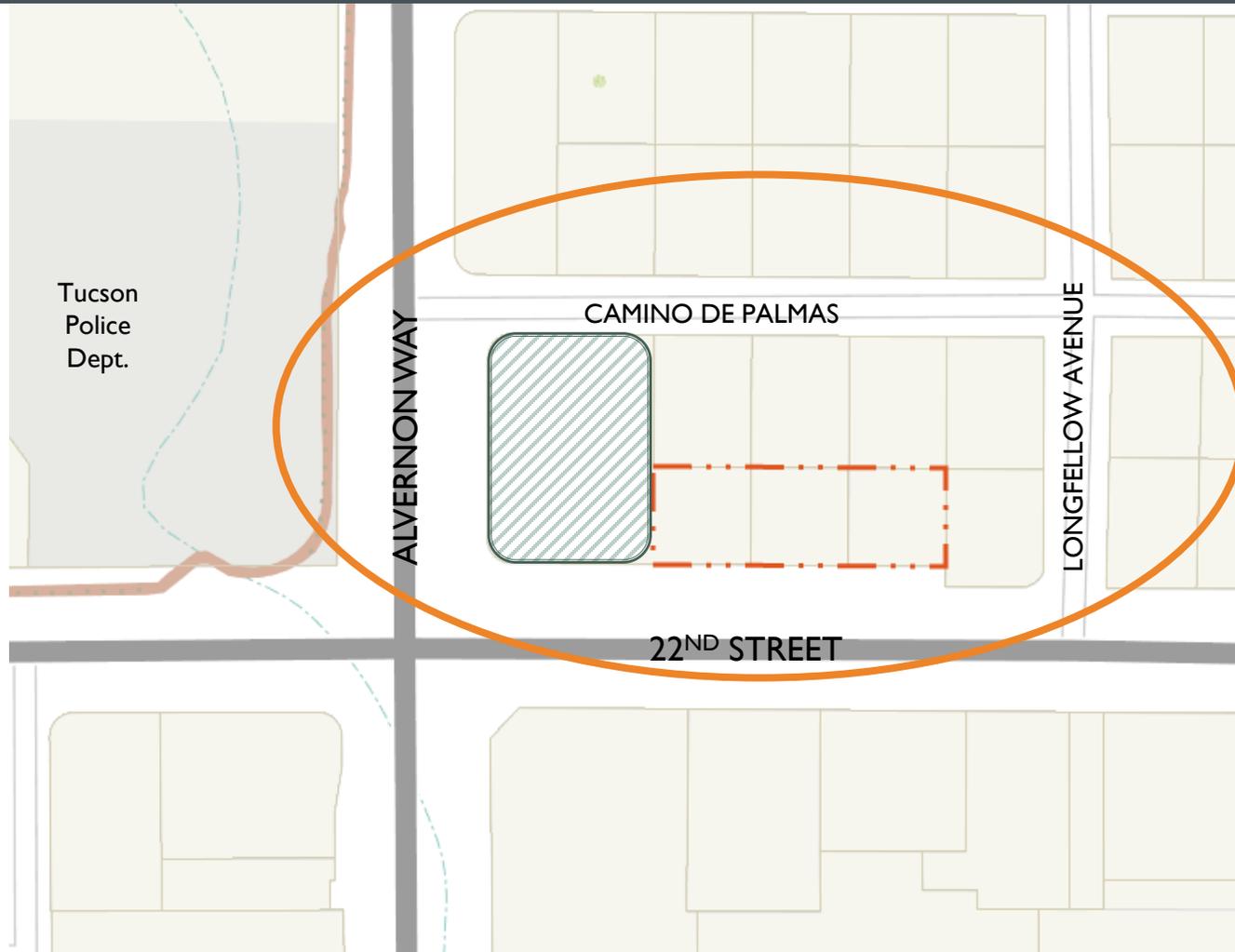
ALVERNON-BROADWAY AREA PLAN MAP

-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Office
-  Office/High Density Residential
-  Parking Buffer
-  Commercial/Office/High Density Residential



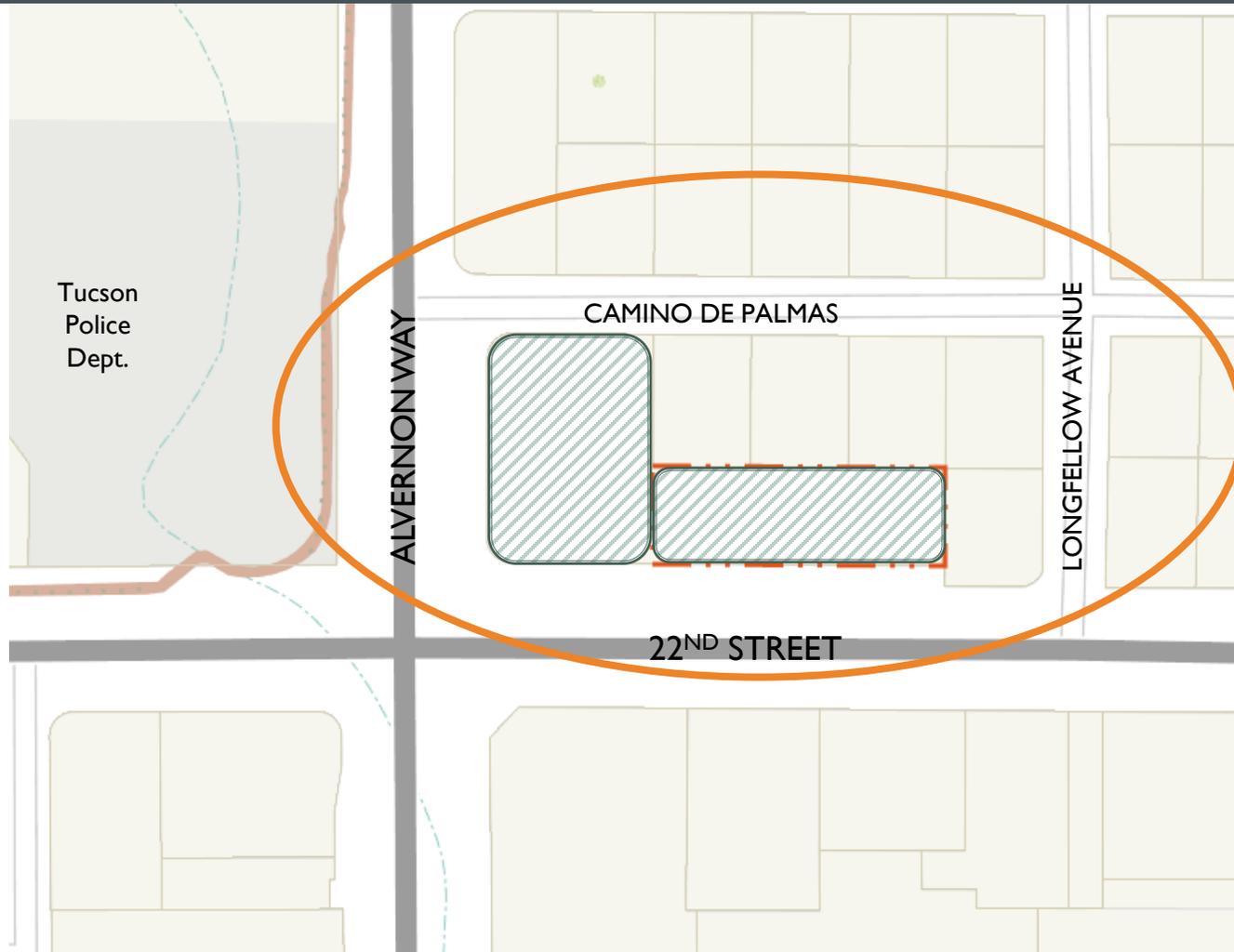
See close-up of Project area
in maps on following pages

EXISTING ALVERNON-BROADWAY AREA PLAN MAP



-  Commercial/Office/High-Density Residential
-  Low-Density Residential

PROPOSED ALVERNON-BROADWAY AREA PLAN MAP



-  Commercial/Office/High-Density Residential
-  Low-Density Residential

AERIAL LOCATION MAP



Neighborhood Meeting Materials

Neighborhood Meeting Summary
22nd/Alvernon
Alvernon-Broadway Area Plan Amendment

Project: The 22nd/Alvernon Plan Amendment (“Project”) encompasses approximately 30,000 square feet on the north side of 22nd Street, east of Alvernon Way (“Property”). The Project proposal includes an amendment to the Alvernon-Broadway Area Plan (“ABAP”) to allow for the development of office and/or commercial uses on the Property.

Date/Time: Wednesday, June 5, 2019
5:30pm

Location: City of Tucson
Patrick K. Hardesty Midtown Multi-Service Center
1100 S. Alvernon Way
Tucson, AZ 85711

Meeting Invitation: The meeting invitation was extended to all property owners within 300 feet and all neighborhood associations within one mile of the Property via First-class Mail using a City of Tucson (“City”)-generated mailing list. (*See attached meeting invitation letter and mailing labels.*)

Attendance: 4 neighbors, the current Property owners with their realtor and a representative from the Ward 6 Council Office attended the meeting. (*See sign-in sheet.*)

Project Team: The Project Team in attendance included:

- Braden Bernards (Cole Valley Partners, Developer)
- Keri Silvyn and Robin Large (Lazarus, Silvyn & Bangs, Planning/Zoning Consultants)
- Kevin Hall (Cypress Civil Development, Project Engineer)

Meeting Synopsis: Ms. Silvyn opened the meeting at approximately 5:30 pm. She welcomed the attendees and introduced the members of the Project Team. Mr. Bernards provided a brief overview of Cole Valley Partners (the “Developer”), which is a 4-person retail development company operating out of Portland Oregon that specializes in small retail infill sites.

Ms. Silvyn oriented the meeting attendees to the Property using an aerial location map and identified the property on the northeast corner of 22nd and Alvernon (adjacent to the Property) as the future location of Dutch Bros. Coffee (“Dutch Bros. Site”). The Dutch Bros. Site is already zoned C-1, and a development package for the coffee shop is currently in review with the City.

Ms. Silvyn showed the Preliminary Development Plan (“PDP”) for the Property, which includes proposed office and neighborhood-level commercial uses. She explained the proposed use would require a rezoning from its current combination of O-3 and R-2 zoning to C-1, which would match the zoning on the Dutch Bros. Site. In order to rezone the Property to C-1, an amendment to the ABAP (“Plan Amendment”) is necessary. Ms. Silvyn then described the features of the PDP:

- 2 single-story buildings (up to 22 feet in height);
- Potential for 2 tenants: office and light commercial (predominantly daytime uses);
- Buildings and trash enclosures located closer to 22nd Street, as far as possible from the residential uses to the north;
- Access via 22nd Street, with potential cross-access to the Dutch Bros. Site. There is no direct vehicular access from within the neighborhood to the north; and
- Landscape borders with walls along north and east adjacent to existing residential and day care center, respectively.

Ms. Silvyn stated that the Dutch Bros. Site and this Project are separate developments. Each will be self-contained and can meet all City code requirements, including parking, on its own.

Ms. Silvyn discussed the ABAP and the distinction between planning (policy) and zoning (regulation). She stated that rezonings must be in conformance with the City’s General Plan (“Plan Tucson”) and applicable area or neighborhood plans. Plan Tucson identifies this Property as being within the Mixed-Use Corridor Building Block, which provides a higher intensity mix of jobs, services and housing along major streets. These corridors also promote a mix of transit options.

The Property’s current designation within the ABAP is Low Density Residential. The Project complies with all ABAP nonresidential policies, but a map change is required to permit the office/commercial use. The Conceptual Land Use Map currently designates this Property as Low Density Residential, which does not make sense along an arterial roadway. A change to Commercial/Office/High Density Residential is proposed to allow for the development of a combination of office and commercial uses. Although this designation permits High Density Residential, this type of development would not be feasible on this small Property.

Ms. Silvyn described the policies and Design Guidelines within the ABAP and how the Project will comply:

- Nonresidential uses must be located on arterial roadways with minimal access points into the Property. (This Project will have a curb cut on 22nd Street, and there will be no direct access into the neighborhood);
- Nonresidential uses must be located on sites greater than 10,000 square feet. (This site is 30,000 square feet.);
- All parking and maneuvering will take place on-site;

- Development must be compatible in mass and scale to surrounding development. (The Project proposes single-story construction at a maximum height of 22 feet);
- Buffering and screening between nonresidential and existing residential uses is required. (Landscaping and a masonry wall will be provided between the Property and the adjacent residential uses);
- Commercial parcels along arterial roadways should be consolidated into a single parcel. (The 3 separate parcels comprising the Property will be combined at time of development package review); and
- Use Defensible Space Concepts. (The Project will promote safety by using Defensible Space Concepts in its design.)

Ms. Silvyn then reviewed the City's Plan Amendment and rezoning processes. She indicated this neighborhood meeting is the first step, and there will be multiple opportunities for public input throughout both processes. The Project Team will submit the Plan Amendment application in mid-June, and after staff review, a study session will be held with the Planning Commission. This will likely take place in August, and the public hearing with the Planning Commission would follow in September. The Planning Commission makes a recommendation to the Mayor and Council, who will make the final decision at a public meeting. Once the Plan Amendment is approved, the rezoning process may begin. All neighbors invited to this neighborhood meeting will also receive notices for future public meetings.

Q&A Topics: The second portion of the meeting was dedicated to answering questions and listening to comments. Below are the questions asked, along with a summary of the Project Team's responses:

- *Does Dutch Bros. have enough parking and stacking in its drive-through?*
Mr. Hall indicated the Dutch Bros. Site has been designed to meet (and exceed) all parking and stacking requirements. The minimum amount of stacking in a drive-through per City requirements is 7; Dutch Bros. will have more than 20. Mr. Bernards indicated that this Dutch Bros. will have more stacking space than any other Dutch Bros. anywhere.
- *Will the cross-access drive be built with the Dutch Bros. development?*
Mr. Hall stated that the Dutch Bros. development package does not include the cross-access drive linking the two projects. It is being proposed with this Project, and if it is approved, it will be constructed with this Project (not before).

- Will medical marijuana, rehab facilities, halfway houses or other daycare centers be permitted on this Property? (Neighbor owns day care center adjacent to and east of this Property.)

Ms. Silvyn responded that she is not sure exactly how these uses are handled in a C-1 zone. The Project Team will research this and get back to her. There is potential to put certain restrictions on rezonings, but it would be illegal to control the market (i.e. exclude day care center competitors) via zoning.

- This Property is located within an Opportunity Zone. What does this mean?

Ms. Silvyn explained that Opportunity Zones are federal designations based on the demographics, socioeconomics, etc. of a community. Local zoning is not a consideration when designating Opportunity Zones, and Opportunity Zones do not affect land use or trump local zoning.

The meeting concluded at approximately 6:40 p.m.



ALVERNON-BROADWAY AREA PLAN AMENDMENT

22ND STREET EAST OF ALVERNON WAY

NEIGHBORHOOD MEETING
JUNE 5, 2019

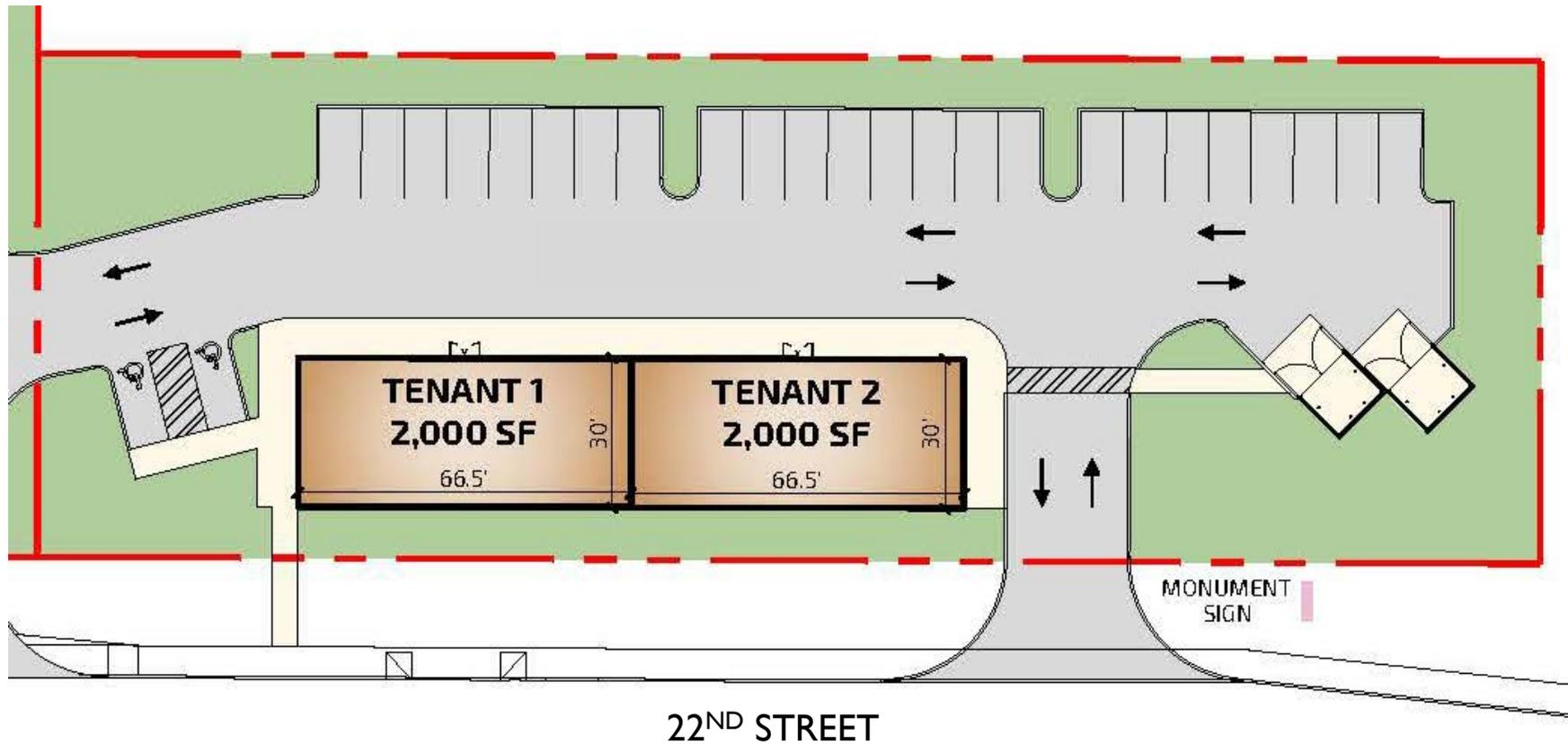
AERIAL LOCATION MAP



EXISTING ZONING



PRELIMINARY DEVELOPMENT PLAN

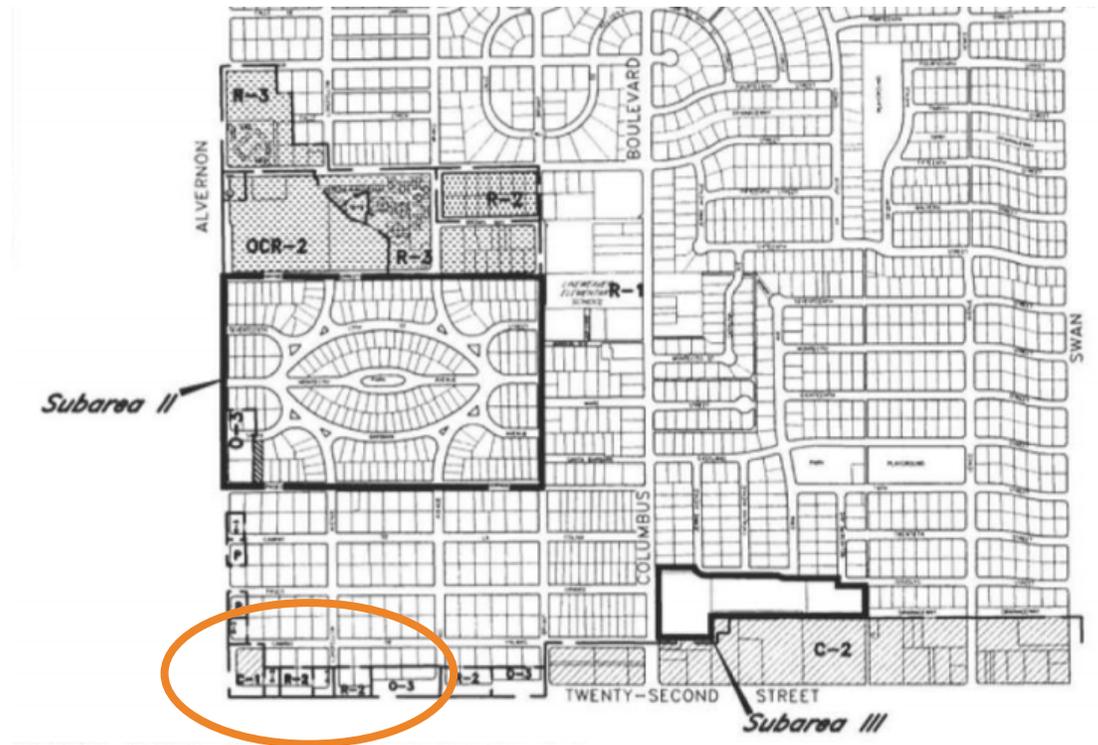


PRELIMINARY DEVELOPMENT PLAN

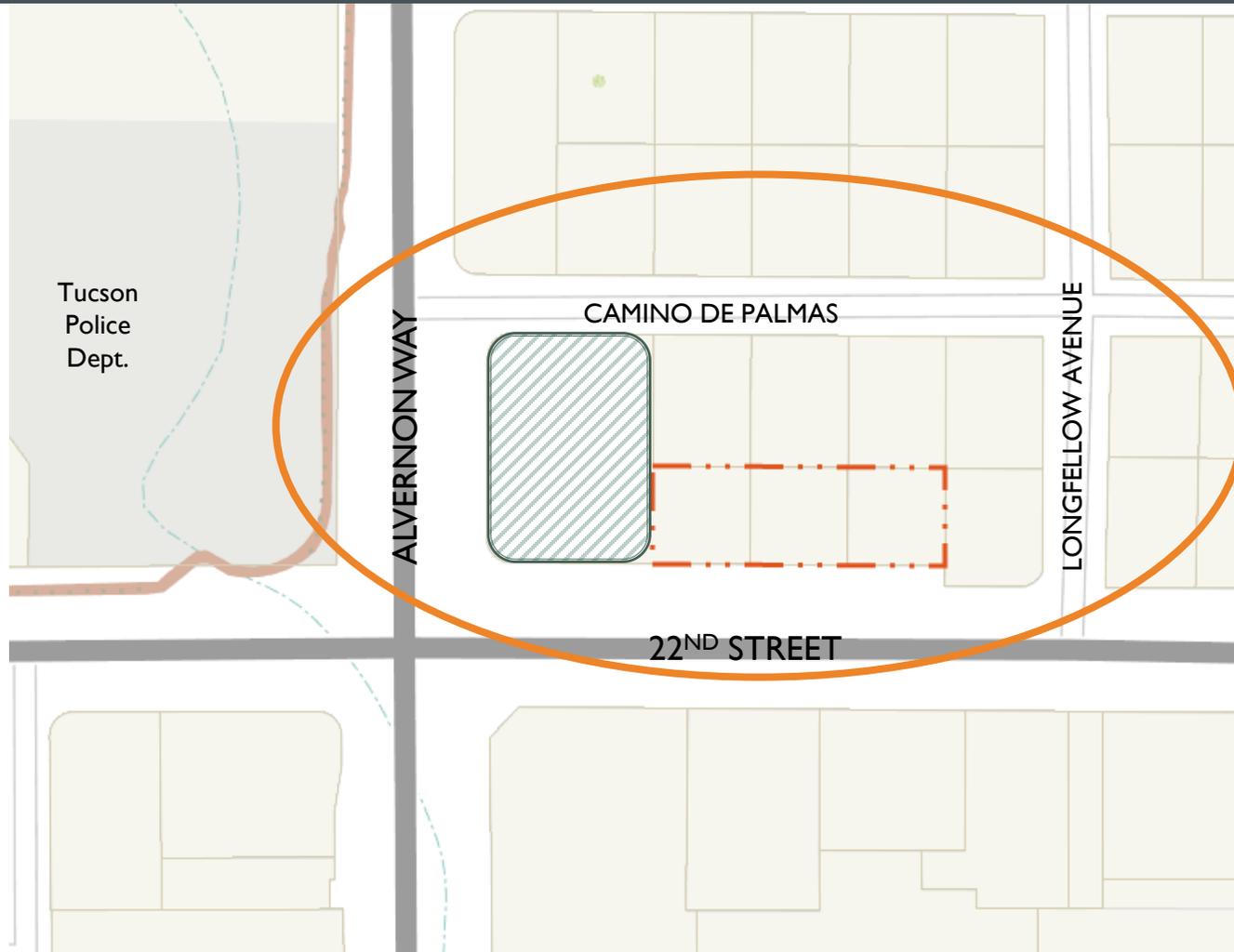


ALVERNON-BROADWAY AREA PLAN MAP

-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Office
-  Office/High Density Residential
-  Parking Buffer
-  Commercial/Office/High Density Residential

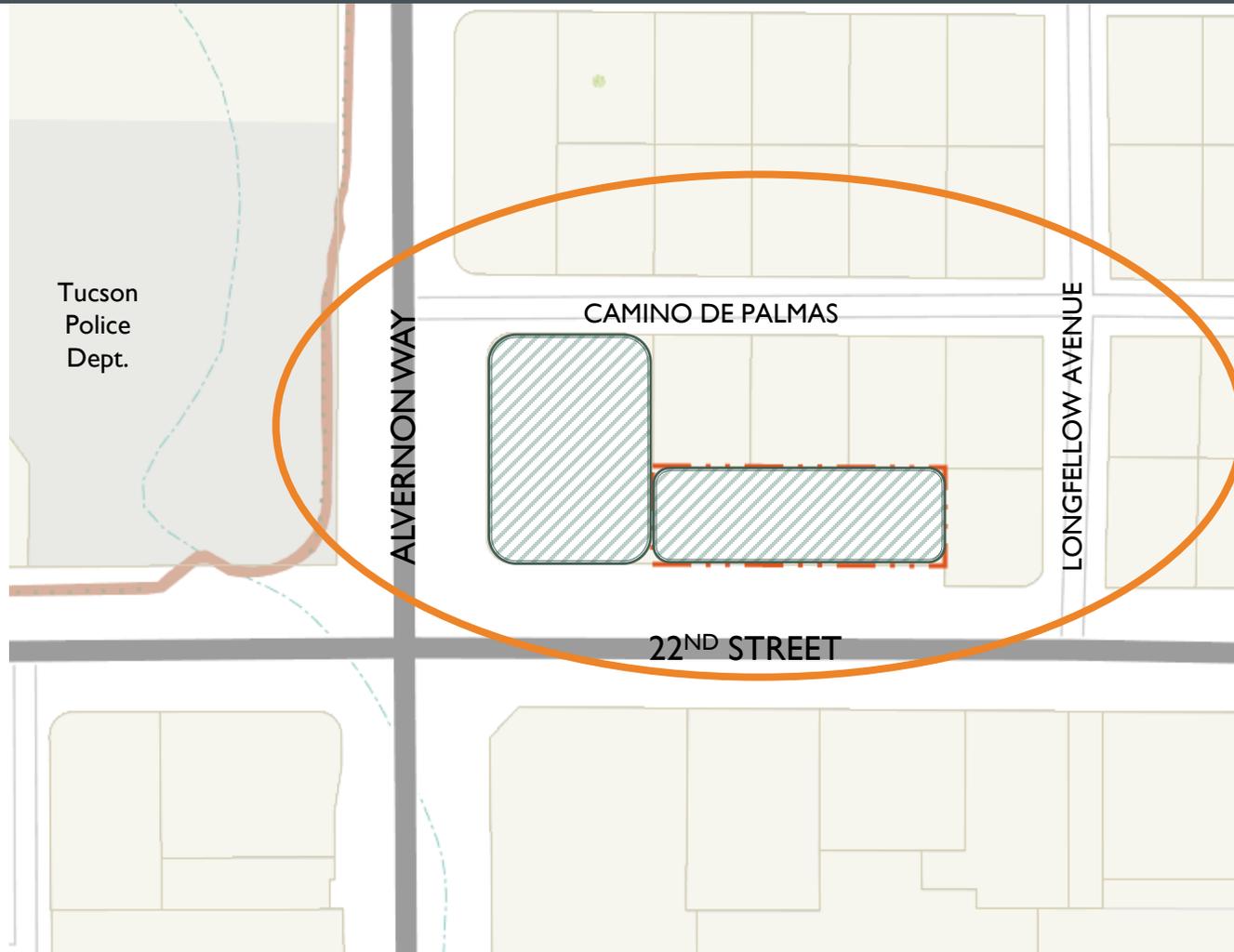


EXISTING ALVERNON-BROADWAY AREA PLAN MAP



-  Commercial/Office/High-Density Residential
-  Low-Density Residential

PROPOSED ALVERNON-BROADWAY AREA PLAN MAP



-  Commercial/Office/High-Density Residential
-  Low-Density Residential

ALVERNON-BROADWAY AREA PLAN POLICIES

GOAL

LOCATE OFFICE AND COMMERCIAL DEVELOPMENT WHERE TRAFFIC CAN BE ACCOMODATED AND MITIGATE IMPACTS ON ADJACENT RESIDENTIAL USES.

NONRESIDENTIAL POLICIES

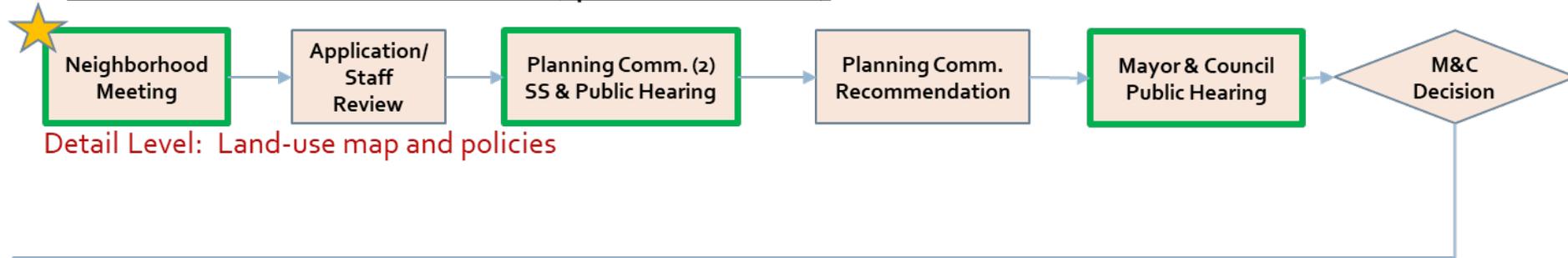
- Site area is greater than 10,000 square feet.
 - Primary access provided from 22nd Street.
 - Parking & maneuvering requirements met on-site.
 - Compatible mass & scale as adjacent residential uses.
 - Screening/buffering for adjacent uses provided.
 - Consolidation of parcels with arterial frontage.
- Comply with the ABAP General Design Guidelines, including:
 - Compatible building height & density with adjacent residential uses.
 - Outdoor lighting directed away from adjacent residential uses.
 - Screening & buffering adjacent residential uses from noise.
 - Minimum number of access points into Project.
 - Incorporation of Defensible Space Concepts into Project.

PROPOSED ZONING

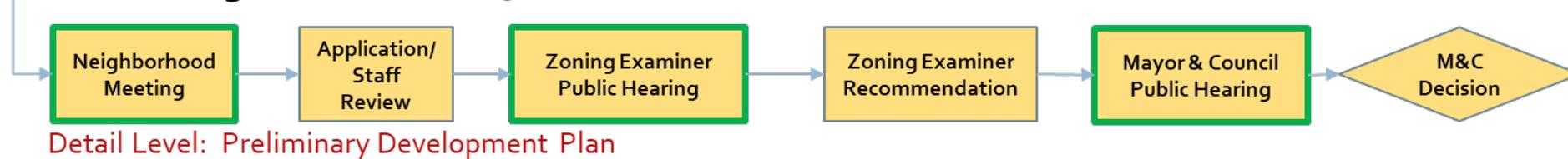


ENTITLEMENT PROCESS

Plan Amendment Process (4 to 6 months)



Rezoning Process (6 to 9 months)



 = Public Input

QUESTIONS?

Keri Silvyn | Lazarus, Silvyn & Bangs, P. C.
ksilvyn@lsblandlaw.com | 520.207.4464

Robin Large | Lazarus, Silvyn & Bangs, P. C.
rlarge@lsblandlaw.com | 520.207.4464



Survey [Judith]
 Survey [Judith]

22nd/Alvernon
 Alvernon-Broadway Area Plan Amendment
 Neighborhood Meeting Sign-In Sheet
 June 5, 2019, 5:30pm

Name	Address	Phone	Email	Affiliation
Elena Santa Cruz <i>(Jed Baker)</i>	3966 Camino De Palmas 85711	(520) 887-5196	—	Learning Bee Day Care
Sarah Trotta	P.O. Box 14767 TUC. AZ 85732	520 204 3911	bwillc@juno.com	4019 E, 22nd Ave AZ
Marie Gritz	6410 E. Tanguete Verde Rd. TUCSON AZ 85715	520-465-8929		Realtor representing Sellers of lots on 22 nd St.
Ferus A Fortuqa	3521 E. MONTANA ST. AVE. 1526 S. JUAREZ	520 881-9440		Owner N 2161160000
Nancy Bonsall	1589 E. Painted Colthoap	520-468-8663	nancybonsall123@gmail.com	
Bill Bonsall			17000	
Melissa Nancy Valand Co				
Micarb Fortuqa		(520) 445-5841		22 nd property owner



LAW OFFICES OF

Lazarus, Silvyn & Bangs, P.C.

A PROFESSIONAL CORPORATION

May 21, 2019

Subject: 22nd & Alvernon – Alvernon Broadway Area Plan Amendment

Dear Neighbor:

We would like to invite you to a neighborhood meeting to learn about a proposed amendment to the Alvernon Broadway Area Plan (“Plan Amendment”) for the property located at 3955, 3965 and a portion of 3901 E. 22nd Street, east of S. Alvernon Way (the “Property”). The meeting will be held:

Meeting Information

DATE: Wednesday, June 5, 2019

TIME: 5:30 PM

PLACE: City of Tucson
Patrick K. Hardesty Midtown Multi-Service Center
1100 S. Alvernon Way
Tucson, AZ 85711

We are proposing to develop the Property with an administrative/medical office and/or neighborhood-level commercial uses (the “Project”). A Plan Amendment is required to allow for nonresidential development on the Property. As a resident, property owner or neighborhood association representative who lives and/or owns property nearby, we invite you to attend this neighborhood meeting to learn more about the Project. We will also review the City’s Plan Amendment process and reserve plenty of time for questions. In addition, we will be able to provide an update and answer questions related to the corner C-1 parcel redevelopment as a Dutch Bros. The Dutch Bros. redevelopment is separate from this Project, but we are happy to discuss it during the meeting as well.



This meeting is the first step of the Plan Amendment process, which includes two public hearings (Planning Commission and Mayor & Council) that you may attend and provide comment. The City will directly send you separate notices for these future public hearings. If you would like to personally speak with someone at the City regarding this matter, please contact Mr. John Beall directly at (520) 837-6966.

We look forward to seeing you at the neighborhood meeting. If you have any questions before the meeting, or if you cannot attend the meeting and would like to discuss the Project, please contact Robin Large or Keri Silvyn at (520) 207-4464 or via email at rlarge@lsblandlaw.com or ksilvyn@lsblandlaw.com.

Sincerely,

Robin Large & Keri Silvyn
Lazarus, Silvyn & Bangs, P.C.



PLANNING & DEVELOPMENT
201 N. Stone Avenue, 1st Floor
Phone: 791-5550 Fax:

City of Tucson
 CITY OF TUCSON
 Collections Section
 791 4583
 Water Inquiries 791 3242
 Permit Inquiries 791 5550
 Sun Tran Inquiries 792 9222
 Customer Receipt

RECEIPT

ACTIVITY #: T19PRE0077

Reference Number: 2019134024-2
 Date/Time: 05/14/2019 3:54:22 PM

Title: Area Plan Amendment Labels
 Date: 05/14/2019

Planning Fees
 2019134024-2-1
 Permit #: t19pre0077
 Public Notification 1@ \$220.00
 Total: \$220.00

Address:
 3901 E 22ND ST TUC

Legal:
 PALOMAR PTN LOTS 1 2 & 3 LYG N & ADJ
 12 LYG E & ADJ RD BLK 10 - 06051

1 ITEM TOTAL: \$220.00

TOTAL: \$220.00

Square Footage: 0
 Composition Type: PREAPPLY
 Activity Description:

Check \$220.00
 Check Nbr: 023748
 Total Received: \$220.00



Applicant: ROBIN LARGE
 LAZARUS SILVYN AND BANGS P.C.
 5983 E GRANT ROAD SUITE 290 85712
 520-207-4464

Development Services Station 6
 Thank you! Have a nice day.

PAID BY:

Type	Method	Description
Payment	Check	23748

Notation: Area Plan Amendment Labels

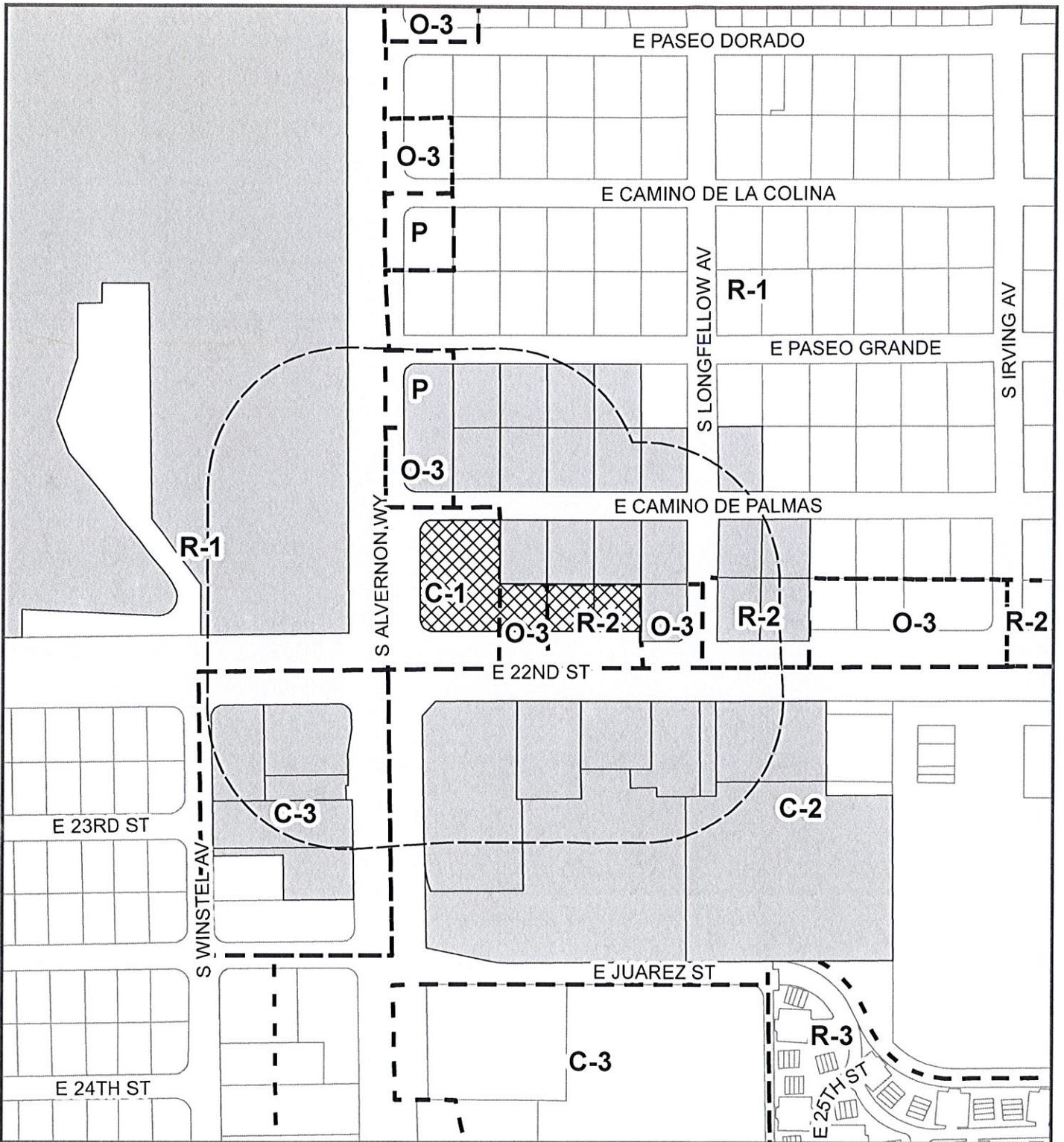
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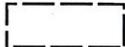
ACCOUNT CODE	DESCRIPTION
001-174-8602-01	PLAN - PUB NOTIFIC/

Issued by: SMONTES1

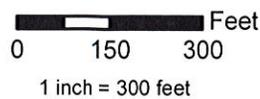
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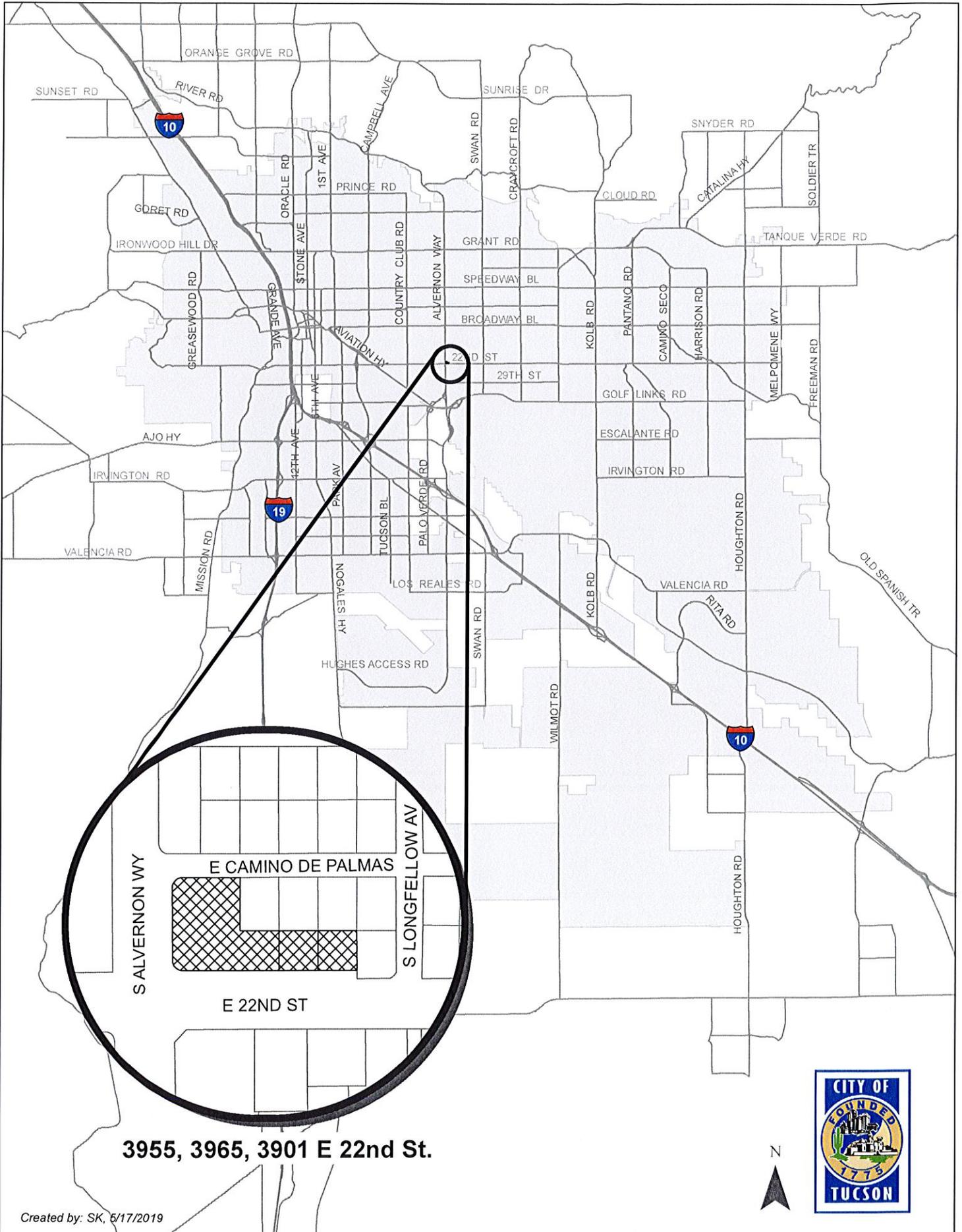
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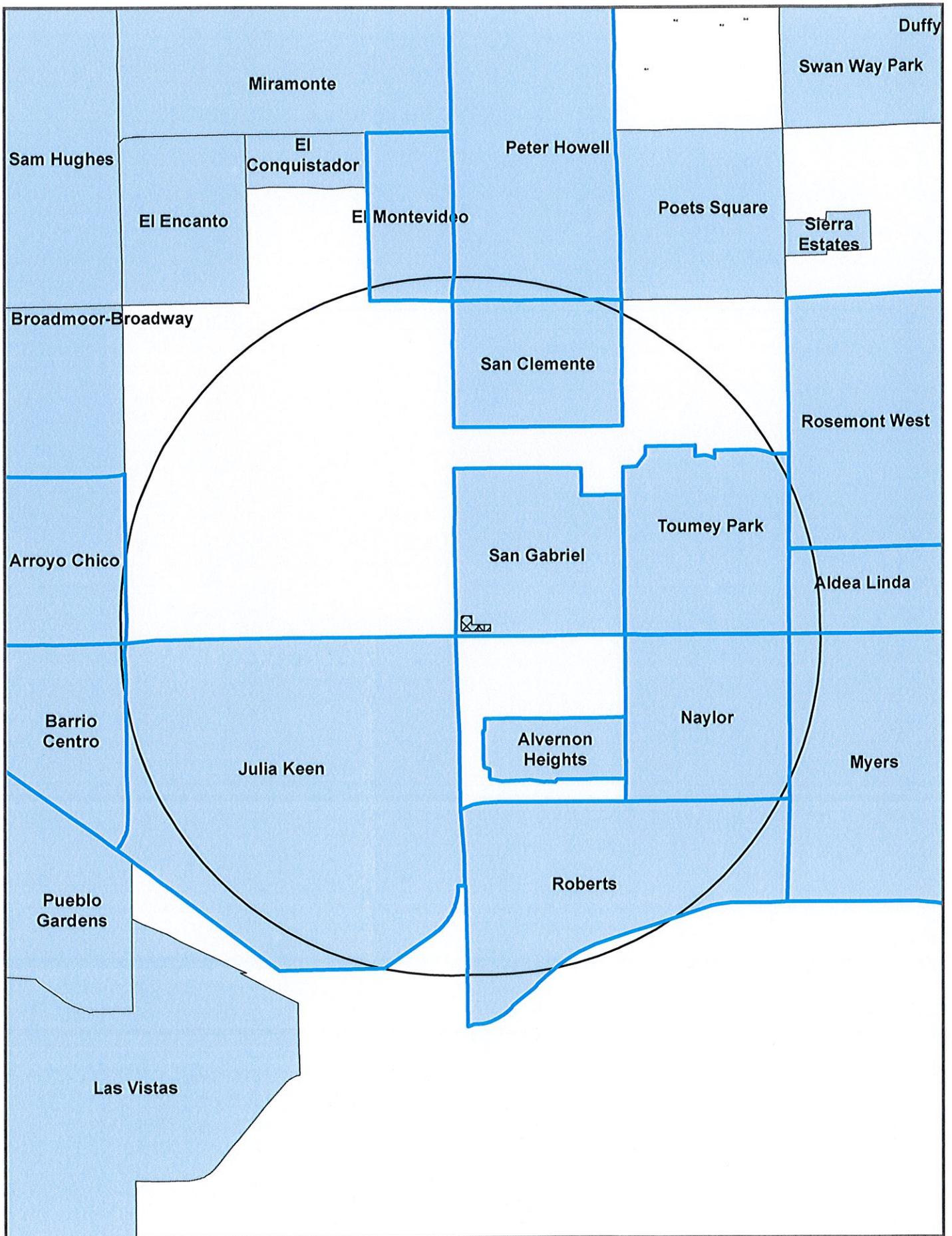
-  Subject Property
-  Notification Area (300 ft. radius)
-  Properties Notified
-  Zone Boundaries

Address: 3955, 3965, 3901 E 22nd St.
 Base Maps: Twp.14S Range 14E Sec.15
 Ward: 6





3955, 3965, 3901 E 22nd St.



13007003B
CIRCLE K STORES INC
PO BOX 52085
PHOENIX, AZ, 85072-2085

126180770
SANDOVAL JENNIFER
3911 E CAMINO DE PALMAS
TUCSON, AZ, 85711-0000

126181180
ACEDO RICHARD R
3956 E CAMINO DE PALMAS
TUCSON, AZ, 85711-0000

13007004A
HUNSAKER PROPERTY MANAGEMENT LLC
3810 E 22ND ST
TUCSON, AZ, 85713-2429

126180790
OLSON-WOODS CYNTHIA A
3955 E CAMINO DE PALMAS
TUCSON, AZ, 85711-0000

130144430
3670 22ND ST LLC ATTN: ACCOUNTING DEPARTMENT
2870 N SWAN RD STE 100
TUCSON, AZ, 85712-6303

13014453A
WAA - ALVERNON LLC
5901 S BELVEDERE AVE
TUCSON, AZ, 85706-4911

12618114A
PORTUGAL RICARDO A
1526 S JUAREZ ST
TUCSON, AZ, 85713-2456

130144450
GVD COMMERCIAL PROPERTIES INC
1915 E KATELLA AVE STE A
ORANGE, CA, 92867-5110

126180840
KINNISON AKILAH J & JED CP/RS
3906 E PASEO GRANDE
TUCSON, AZ, 85711-5325

13014452A
EVERGREEN 22ND & ALVERNON LLC
2390 E CAMELBACK RD STE 410
PHOENIX, AZ, 85016-3479

126180780
VALDEZ DONALD E & ALORA J CP/RS
3937 E CAMINO DE PALMAS
TUCSON, AZ, 85711-5314

126180870
FREEMAN SCOTT STEVE & MINKLER JING JT:RS
4001 E CAMINO DE PALMAS
TUCSON, AZ, 85711-5316

126180760
PRIOR CATHERINE A
3907 E CAMINO DE PALMAS
TUCSON, AZ, 85711-5314

126180850
KOGEL ALBERT
110 E CANYON VIEW DR
TUCSON, AZ, 85704-5902

126181230
CASTILLO MARIO
1125 S LONGFELLOW AVE
TUCSON, AZ, 85711-5323

12618115A
PORTUGAL RICARDO A
1526 S JUAREZ ST
TUCSON, AZ, 85713-2456

12618111B
KETTENBACH LLC
1050 E RIVER RD STE 300
TUCSON, AZ, 85718-5739

126181330
BABCOCK MARY T
4018 E CAMINO DE PALMAS
TUCSON, AZ, 85711-5317

126181240
PACHECO JOSE LUIS SR & GEORGINA JT:RS
320 W KENTUCKY ST
TUCSON, AZ, 85714-3081

126181200
KINAS DAVID A
1310 N ALVERNON WAY
TUCSON, AZ, 85712-3802

12618075B
ARROYO AMARILLO LLC
1037 S ALVERNON WAY STE 150
TUCSON, AZ, 85711-5349

13014446A
EVERGREEN 22ND & ALVERNON LLC ATTN: EVERGREEN CO #3332 FAX DEPT
PO BOX 901
DEERFIELD, IL, 60015-0901

126181340
WEATHERSBY DARRIN & MC KENDRY MEGAN CP:RS
4002 E CAMINO DE PALMAS
TUCSON, AZ, 85711-5317

13007001B
CIRCLE K STORES INC
PO BOX 52085
PHOENIX, AZ, 85072-2085

126180830
AMADO CARLOS ALAN
3940 E PASEO GRANDE
TUCSON, AZ, 85711-5325

12620001C
CITY OF TUCSON .

13007002A
HUNSAKER PROPERTY MANAGEMENT LLC
3810 E 22ND ST
TUCSON, AZ, 85713-2429

12618116A
SANTA CRUZ ELENA ARYENTA & SANTA CRUZ FELIX EVELYN
3966 E CAMINO DE PALMAS
TUCSON, AZ, 85711-5315

130070050
MY THREE SONS LLC
18981 ISLAND VIEW DR
MORA, MN, 55051-7303

130144510
PROGRESSIVE CASUALTY INSURANCE CO
PO BOX 89429
CLEVELAND, OH, 44101-6429

126180800
LICHTENHAN FAMILY TR ATTN: JAMES S & MARSH E LICHTENHAN TR
17822 S AVENIDA DE AUGUSTO
GREEN VALLEY, AZ, 85614-4402

126180820
MULLIN MARGARET N LIVING TR
3954 E PASEO GRANDE
TUCSON, AZ, 85711-5325

126181170
SANTA CRUZ ELMAR WENDEL & SANTA CRUZ EMILY DELVA & SANTA CRUZ PATRICK
3966 E CAMINO DE PALMAS
TUCSON, AZ, 85711-5315

126181190
DARKO LIVING TR ATTN: LOUIS L & SUSAN L DARKO TR
3942 E CAMINO DE PALMAS
TUCSON, AZ, 85711-5315

130144420
EVERGREEN 22ND & ALVERNON LLC
2390 E CAMELBACK RD STE 410
PHOENIX, AZ, 85016-3479

130144440
EMPTY BOX LLC
8340 N THORNYDALE RD STE 110 PMB 332
TUCSON, AZ, 85741-1162

Expires: 07/17/19

Jonathan Rothschild
Mayor
255 W. Alameda ST
Tucson, AZ 85701

Dale E. Edris
N.A.-Aldea Linda
4950 E. Calle Jabali
Tucson, AZ 85711

Nanette M. Warner
N.A.-Aldea Linda
5363 N Pima Rd, Suite 100
Tucson, AZ 85712

Diane M. Campbell
N.A.-Alvernon Heights
4122 E. Sylvane Dr
Tucson, AZ 85711

Michelle Ain
N.A.-Alvernon Heights
4025 E. 26th. St.
Tucson, AZ 85711

Helen Ferris
N.A.-Alvernon Heights
1524 S Columbus Blvd #4
Tucson, AZ 85711

Les Pierce
N.A.-Arroyo Chico
2727 E. Beverly Drive
Tucson, AZ 85716

Les Pierce
N.A.-Arroyo Chico
2727 E. Beverly Drive
Tucson, AZ 85716

Moira Alexander
N.A.-Barrio Centro
2720 Cosby Vista
Tucson, AZ 85713

Adrian Cronin (Vice-Chair)
N.A.-Barrio Centro
2989 E 30th St
Tucson, AZ 85713

Silvia Valdillez (Chair)
N.A.-Barrio Centro
2527 Winchester Vista
Tucson, AZ 85713

Rebecca Block
N.A.-El Montevideo
307 N Ridge Dr
Tucson, AZ 85716

Cyndi Amundson
N.A.-El Montevideo
Tucson, AZ

Hanna Miller
N.A.-El Montevideo
3762 E Calle De Soto
Tucson, AZ 85716

Mark Mayer (Co-Chair)
N.A.-Julia Keen
3361 E 23rd St.
Tucson, AZ 85713

Jocelyn Muzzin (CoChair)
N.A.-Julia Keen
3234 E 23rd St
Tucson, AZ 85713

Rita Ornelas (Co-Chair)
N.A.-Julia Keen
3679 E 33rd St
Tucson, AZ 85713

Rudi Cehak
N.A.-Myers
4934 E Andrew St
Tucson, AZ 85711

Mary Dryden
N.A.-Myers
4757 E 25th Street
Tucson, AZ 85711

John Dowdall
N.A.-Myers
4950 E. 28th street
Tucson, AZ 85711

Arlis M. Witz
N.A.-Naylor
4357 E. 28th Street
Tucson, AZ 85711

Dr. Margaret Drugay
N.A.-Peter Howell
P.O. Box 13314
Tucson, AZ 85732

Suzanne Oviedo
N.A.-Peter Howell
Tucson, AZ

Oweta Josleyn
N.A.-Peter Howell
P.O. Box 13314
Tucson, AZ 85732

Danielle Coleman
N.A.-Rosemont West
4874 E Scarlett St
Tucson, AZ 85711

Linda Heffernan
N.A.-Rosemont West
5003 E Cooper
Tucson, AZ 85711

Kenny McLaren
N.A.-Rosemont West
5003 E Cooper St
Tucson, AZ 85711

Mathew Zoll
N.A.-San Clemente
4010 E. Palomar Dr.
Tucson, AZ 85711

Colette Ryan
N.A.-San Gabriel
4225 E Camino de la Colina
Tucson, AZ 85711

Todd Bukowski
N.A.-San Gabriel
4158 E Camino de la Colina
Tucson, AZ 85711

Gerald Ledingham
N.A.-San Gabriel
4164 Camino de la Colina
Tucson, AZ 85711

Fiona Jordan
N.A.-Toumey Park
Tucson, AZ

Shirley Scott
Ward 4
8123 E. Poinciana
Tucson, AZ 85730

Richard Fimbres
Ward 5
4300 S. Park Av
Tucson, AZ 85714

Steve Kozachik
Ward 6
3202 E. 1st St
Tucson, AZ 85716

Expires: 07/17/19

DATE: June 10, 2019

City of Tucson
Planning & Development Services
Rezoning Section
201 North Stone Avenue
PO Box 27210
Tucson, AZ 85726-7210

SUBJECT: Neighborhood Mailing Certification

ACTIVITY NUMBER: T19PRE0077

PROJECT LOCATION: 3955, 3965 & a portion of 3901 E. 22nd St. (east of Alvernon Way)

This serves to place on record the fact that on May 21, 2019, Robin Large,
(date) (name)
mailed notice of the June 5, 2019 neighborhood meeting such that the notice was
(date of meeting)
received at least ten (10) days prior to the date of the meeting.

Signature:  Date: June 10, 2019

Attachment: copy of mailing labels