

**ZONING EXAMINER'S AGENDA**  
**MONDAY, October 7, 2019**  
City Hall - First Floor  
Mayor and Council Chambers  
255 West Alameda  
Tucson, Arizona 85701

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

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

**PUBLIC HEARING**

**1. C9-19-16 – Welcome Broadway (Ward 5)**

Proposed Development: This is a request by Robin Large and Keri Silvyn of Lazarus, Silvyn, & Bangs, P.C., on behalf of the property owner WD Tucson RE, LLC, Welcome Tucson, LLC, and the City of Tucson for a rezoning from C-3 and I-1 to Planned Area Development (PAD). The combined parcel size is approximately 3.6 acres and is located on the south west corner of East Broadway Boulevard and South Park Avenue. The Welcome Broadway PAD proposes a mixed-use infill development based on the OCR-1 Zone. The PAD will allow uses, buildings, development features, and open space to create a transit-oriented and pedestrian-oriented development that may include a combination of residential, hospitality, retail, commercial and light industrial uses.

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

*Owner:* WD Tucson RE, LLC, Welcome Tucson, LLC, and City of Tucson

*Applicant/Agent:* Robin Large  
Lazarus, Silvyn, and Bangs, PC  
5983 E. Grant Road  
Tucson, AZ 85712

*Engineer/Architect:* Matt Luck  
Studio Rick Joy

**2. C9-19-12 – Atterbury Trails PCD (Ward: 4)**

Proposed Development: This is a request by Keri Silvyn, of Lazarus, Silvyn & Bangs, P.C. on behalf of the property owners, Arizona State Land Trust, managed by the Arizona State Lands Department (ASLD), to rezone approximately 2,590 acres from SR, RX-1, MH-1 and I-2 to PCD zoning. The rezoning site is located between the Harrison Road alignment and Houghton Road, extending from Irvington Road, south to Valencia Road; and east of Houghton Road, north of Valencia Road and south of Valencia Road, to approximately Esmond Station Road. The preliminary development plan proposes a master-planned community with a wide range of activities, mix of land uses, housing types, and price ranges, with a systematic and financially responsible provision of services and facilities though the phased, integrated and timely construction of infrastructure.

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

*Owner:* Arizona State Land Trust

Mark Edelman  
Arizona State Land Department  
1616 W. Adams Street  
Phoenix, AZ 85007

*Applicant/Agent:*

Keri Silvyn  
Lazarus, Silvyn, and Bangs, P.C.  
5983 E. Grant Road  
Tucson, AZ 85712

*Engineer/Architect:*

CVL Consultants 4550 N. 12 <sup>th</sup> Street Phoenix, AZ 85014	WLB Group, Inc. 4444 E. Broadway Boulevard Tucson, AZ 85711
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**3. C9-19-13 – Escalera PAD (Ward: 4)**

Proposed Development:

This is a request by the Planning Center, on behalf of the property owner, Arizona State Land Department, to rezone approximately 344.3 acres from RX-1 to PAD zoning. The rezoning site is located on the southwest corner of Valencia Road and Houghton Road. The preliminary development plan proposes the development of medium to low density residential on the 197.6 acres to the west of the Atterbury Wash Tributary, and medium to high density residential/village center uses on the 125.8 acres east of the wash. The proposed project will include approximately 20.9 acres of open space and trails.

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

*Owner:*

Mark Edelman  
Arizona State Land Department  
1616 W. Adams Street  
Phoenix, AZ 85007

*Applicant/Agent:*

Linda Morales  
AZ Planning Center  
2 E. Congress, Suite 600  
Tucson, AZ 85701

*Engineer/Architect:*

Keri Lazarus Silvyn  
Lazarus, Silvyn, and Bangs, P.C.  
5983 E. Grant Road  
Tucson AZ 85712

**ADJOURNMENT**

Si usted tiene algunas preguntas respecto a estas peticiones de rezonificación, favor de llamar al Departamento de Planeación y Desarrollo, al número de teléfono (520) 791-5550.
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\* The staff reports and related case maps are available online at [http://www.tucsonaz.gov/planning/prog\\_proj/projects/rezoning](http://www.tucsonaz.gov/planning/prog_proj/projects/rezoning)