ZONING EXAMINER'S AGENDA
Thursday, November 14, 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. **C9-19-19 Alvernon & Drexel, R-1 to C-2 Zone (Ward 5)**

Proposed Development: This is a request to rezone four parcels totaling approximately 2.62 acres from R-1 to C-2 to allow a mixed-use infill development with specific C-2-allowed uses to be determined at a later time. The rezoning site is located on the west side of Alvernon Way approximately 900 feet north of Drexel Road. The application is submitted under the Opportunity Zone (OZ) program, initiated and administered by the U.S. Department of Treasury. The OZ identifies areas throughout the City that are currently underserved, including distressed neighborhoods, and encourages reinvestment through the provision of tax benefits for low income communities through a qualified Opportunity Fund.

a. Review of Rezoning Process
b. Interested Parties

Owner:
Mike Finkelstein
V Fund V LLC
PO Box 40070
Tucson, AZ 85717

Applicant/Agent:
The Planning Center – Brian Underwood
2 E. Congress Street, Suite 600
Tucson, AZ 85701

Engineer/Architect:
Scott Kelley
Greenlight Traffic Engineering
14050 N 83rd Avenue, Suite 290
Peoria, AZ 85381

2. SE-19-18 Arizona Auto Parts – Littletown Road, I-2 Zone (Ward 4) (Continued from October 3, 2019 and October 24, 2019)

Proposed Development: This is a request by Lexy Wellott of The Planning Center, on behalf of the property owner, Arizona Auto Parts and JDL & Company LLC, for approval of a Special Exception Land Use to allow an automotive salvage yard and scrap material recycling operation with outdoor storage and processing/intake area. The special exception site is approximately 27 acres located along the north side of Littletown Road approximately 1,600 feet east of Wilmot Road (see Case Location Map). The preliminary development plan (PDP) proposes a two-phase development of the auto salvage yard, with the first phase located in the eastern portion of the property surrounding an existing 12,918 square foot building. The second and final phase will complete the build-out in the western portion of the property and will include construction of a smaller, 2,500 square foot building with recycled material storage and processing area in the back. The northernmost portion of the site located within the Pima Air Museum Wash, a regulatory FEMA floodplain area which is designated as a proposed Environmental Resource Zone, will remain undeveloped. Ingress-egress for the site is provided by way of a single existing paved drive from Littletown Road.

a. Review of Rezoning Process
b. Interested Parties

Owner:
Arizona Auto Parts
2020 W. Buckeye Road
Phoenix, AZ 85009

Applicant/Agent:
The Planning Center – Lexy Wellott
2 E. Congress Street, Suite 600
Tucson, AZ 85701

Engineer/Architect:
Ken Perry
Perry Engineering
501 W. Wetmore Road
Tucson, AZ 85705

3. C9-19-20 Hariri – Craycroft Road, R-1 to O-1 Zone (Ward 2)

Proposed Development: The preliminary development plan (PDP) proposes to rezone approximately 0.31 acres located on the east side of Craycroft Road, approximately 600 feet north of Pima Street, for the conversion of an existing one-story vacant residential structure, with a height of 14 feet and 1,148 square feet of floor area, into an office building for administrative and professional office uses.

a. Review of Rezoning Process
b. Interested Parties

Owner: Sonia & Salim Hariri
5211 N. Rock Canyon Road
Tucson, AZ 85750

Applicant/Agent: Frank Rendon
3D Architectural Designs
7660 E. Lakeside Drive
Tucson, AZ 85730

Engineer/Architect:

4. C9-19-18 Houghton Reserve – Houghton & Broadway, SR to R-1 FLD and C-1 Zones (Ward 2)

Proposed Development: This is a request to rezone approximately 99.5 acres located north and east of N. Houghton Road and E. Broadway Boulevard intersection. The preliminary development plan proposes 243 lots for one- and two-story single-family homes and two commercial lots, one north of the existing commercial development and one to the east of the existing commercial development.

a. Review of Rezoning Process
b. Interested Parties

Owner: Gegenheimer Properties LLLP
Contact – Lisa Hoskin
Meritage Homes of Arizona
5326 N. La Cholla Blvd.
Tucson, AZ 85741

Applicant/Agent: Robin Large/Keri Silvyn
Lazarus, Silvyn, and Bangs P.C.
5983 E. Grant Road, Suite 290
Tucson, AZ 85712

Engineer/Architect: Paul Iezzi/Chuck Martin
Rick Engineering Company
3945 E. Fort Lowell Road
Tucson, AZ 85712

ADJOURNMENT

Si usted tiene algunas preguntas respecto a estas peticiónes de rezonificación, favor de llamar al Departamento de Planeación y Desarrollo, al número de teléfono (520) 791-5550.

* The staff reports and related case maps are available online at http://www.tucsonaz.gov/planning/prog_proj/projects/rezoning