



MEMORANDUM

DATE: October 7, 2015
For October 22, 2015 Hearing

TO: Linus Kafka
Zoning Examiner

FROM: Jim Mazzocco, Interim Director
Planning & Development Services
Director

SUBJECT: REZONING: PLANNING & DEVELOPMENT SERVICES REPORT
C9-15-06 Banner-University Medical Center PAD – Campbell Avenue
R-1, R-2, NR-2, C-1 to PAD zone (Ward 3 and 6)

Issue – This is a request by Jim Portner of Projects International, Inc. on behalf of the applicant, Banner Health, to rezone approximately 33 acres from R-1, R-2, NR-1, and C-1 to Planned Area Development (PAD) zoning. The PAD property (now known as Banner-University Medical Center (BUMC)) is presently being leased by Banner Health from the Arizona Board of Regents (ABOR). ABOR's ownership currently exempts the property from local zoning requirements. Once ownership of the property is transferred to Banner Health (which will occur following the effective date of the requested PAD zoning), the site will be subject to local zoning requirements, necessitating the subject rezoning request. The rezoning site is located on the west side of Campbell Avenue approximately one-half mile north of Speedway Boulevard (see Case Location Map). The rezoning site is generally the northern portion of the medical/educational uses identified on the University of Arizona 2009 Campus Comprehensive Plan as the Arizona Health Services Center and University Medical Center.

The term "PAD" is used to refer to both the subject property and the document that provides land use regulations for the subject property. As described in the PAD document, Banner Health will continue operating the existing hospital (700,000 square feet of gross floor area), while also proceeding with a significant phased redevelopment program for the medical campus that includes the construction of an entirely new hospital facility.

Planning & Development Services Recommendation – The Planning & Development Services Department recommends approval of Planned Area Development (PAD) zoning.

Background Information

Existing Land Use: Hospital and medical campus

Surrounding Zones and Land Uses:

North: Zoned NR-1 and NR-2; single-family residential

South: Zoned R-1 and R-2; University of Arizona

East: Zoned R-1, R-2 and R-3; single-family residence and religious uses
West: Zoned R-2; University of Arizona and single-family residential

Previous Cases on the Property: None

Related Cases:

C9-04-23 UMC North – Campbell Avenue, R-2 and O-3 to PAD: On September 13, 2005 Mayor and Council adopted Ordinance No. 10197 rezoning approximately 16.4 acres located at the intersection of Campbell Avenue and Allen Road from R-2 and O-3 to PAD-11 zoning. The PAD proposed to develop a medical treatment campus for outpatient cancer treatment, and related medical and residential services, with twelve buildings, varying in height from 45 to 75 feet tall including four parking structures on 16.4 acres. Ordinance 10197 was effectuated on October 14, 2005.

C9-09-02 Kino Health Campus – Ajo Way and Country Club Road P-I/R-1 to PAD: On April 27, 2010, Mayor and Council adopted Ordinance No. 10782 rezoning approximately 184 acres located at the southwest corner of Ajo Way and Country Club Drive from P-I and R-1 to PAD-18 zoning. The PAD proposed a healthcare workforce development campus, comprised of existing hospital and supporting uses (including an existing helicopter pad), other major medical services, office, education and research facilities, long-term care facilities and possible residential uses. Ordinance 10782 was effectuated on May 28, 2010.

Applicant's Request – “Banner-University Medical Center (BUMC); redevelopment of existing hospital and medical campus.”

Planning Considerations – Land use policy direction for this area is provided by the *University Area Plan*, the *Jefferson Park Neighborhood Plan*, and *Plan Tucson*. The rezoning site is located within a campus area as identified on the Future Growth Scenario Map of *Plan Tucson*. Campus areas include and surround large master-planned educational, medical, or business facilities. A fully-realized campus area serves the local workforce and student population and includes a range of housing, a variety of retail opportunities, and convenient transit options. Campus areas often accommodate businesses that are the spin-off of economic development opportunities generated by the primary employers. Existing examples include the University of Arizona, Pima Community College, Tucson Medical Center, Saint Joseph's Hospital, Saint Mary's Hospital, University Physicians Hospital, and the Veterans Affairs Medical Center

Plan Tucson supports redevelopment that provides 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. The *University Area Plan (UAP)* and the *Jefferson Park Neighborhood Plan (JPNP)* both recognize the University of Arizona and the University Medical Center as part of the UA Campus Comprehensive Plan. The *UAP* identifies UAMC/Arizona Health Services Center on its maps and policies, recognizing the

important role of public and semi-public uses, and encourages the development of these uses in a manner which is compatible with the character and quality of University Area neighborhoods. The *JPNP* reflects in its Plan the “green southern edge” along the southern edge of the Jefferson Park neighborhood as proposed in both the UA Campus Comprehensive Plan and the proposed PAD document. The Banner Health request to rezone to PAD in order to redevelop a ‘Campus Area’ is consistent with applicable plan policy direction found in *Plan Tucson*, the *University Area Plan*, and the *Jefferson Park Neighborhood Plan*.

The Banner-University Medical Center PAD is located approximately a half mile north of the Speedway Boulevard and Campbell Avenue intersection on the west side of Campbell Avenue, with the original hospital dating back to the 1960’s. The subject parcel lies directly south of the Jefferson Park neighborhood and to the immediate west are various UA Facilities Management and maintenance buildings, and further west is the North University neighborhood. Immediately adjacent and south is the Arizona Health Services Campus and the University of Arizona campus. To the east across Campbell Avenue are the established neighborhoods of Blenman Elm and Catalina Vista.

The Pima Association of Governments – Transportation Planning Division (PAG-TPD) estimates that the proposed development will generate 6,095 vehicle trips per day. Field inspection by staff indicates there are currently no billboards on the site.

Design Considerations

Land Use Compatibility – The redevelopment of the Banner-University Medical Center is proposed through two phases. In general, Phase 1 of the PAD’s site redevelopment proposes the construction of approximately 700,000 square feet of new hospital / bed tower that will replace a portion of the existing UMC Hospital facility. Phase 1 will bring the total building area of the medical campus to approximately 1.4 million square feet, with a total of 661 beds (183 of which constitute replacement beds for the existing hospital and 155 of which represent additional new beds). The new hospital main lobby entrance will be oriented northward off of Elm Street and will feature a new 200-space visitor surface parking lot. Phase 2 includes an addition of a second bed tower (approximately 355,000 square feet and an additional 168 beds) to the Phase 1 hospital facility. At completion of the Phase 2 construction, the medical campus is estimated to have more than 1.8 million square feet of medical facilities and approximately 800 beds. The original UMC Hospital 201 building will be repurposed for various hospital administrative and other office functions. With Phase 1 the PAD’s development program will include two new helipads on the roof-top of the new hospital’s Phase 1 bed tower. These helipads will serve as the primary facilities for incoming and outgoing helicopter flights. The existing helipads atop Diamond Children Medical Center will remain in place to be used only when emergency or special circumstances preclude the use of the new helipads atop Phase 1 bed tower.

The Unified Development Code (UDC) base zoning for the BUMC PAD is OCR-2 (Office, Commercial, Residential), the PAD document contains specific modifications to the permitted uses (which includes prohibiting uses that are not supportive or appropriate for major medical

use, i.e. animal service, billboards, general manufacturing) and development standards that are essential to the proper functioning and operation a major medical use. The BUMC PAD property is also subject to a separate Declaration of Easements, Covenants and Restrictions between Banner Health and the University of Arizona in that the PAD site shall generally be used only for the delivery of health care and/or wellness services. The new hospital and future parking structures will be integrated into the existing campus both aesthetically and functionally. Maximum building height of the new hospital and associated bed towers will be 185 feet. The minimum building setbacks shall be at least 20 feet from the exterior of the PAD boundary, along with other specialized setbacks as detailed in the PAD. Setback for new occupied buildings and structures will be a minimum 250 feet from the northern boundary adjacent to the Jefferson Park neighborhood. Setbacks from the Loading Dock area will be a minimum 100 feet from the west PAD boundary.

All new development within the PAD District will provide visual unification with the existing campus elements. Design guidelines will provide for the use of consistent building materials, colors, massing, and scale. Mechanical equipment for new buildings shall be screened from view. Building fenestration shall be minimized or shaded on the south, east and west facades to reduce sun exposure. The PAD document provides a design matrix that shows design conformance and consistency with design standards established in the UA Comprehensive Campus Plan and the City of Tucson's University Area Plan. The PAD document requires that concurrent with submittal of building plans for review by Planning and Development Services a letter (s) is also submitted that certifies the plans are in general conformance with PAD design, and/or conservation-sustainability measures and prescriptions.

Drainage/Landscaping – The master drainage plan for BUMC PAD focuses on two primary objectives: 1) improve and properly accommodate the capture and conveyance of stormwater run-off with the PAD property, and; 2) reduce the concentrated 100-year stormwater flows that exit the PAD site and discharge into the Jefferson Park neighborhood. In meeting these objectives the applicant proposes new on-site facilities, and more specifically proposes a surface retention/detention facility integrated into the North Green buffer along the PAD District's northern shared boundary with the Jefferson Park neighborhood. The North Green buffer is a feature that is designed to be a multi-use retention/detention basin as well as serve as buffer. The North Green will include at a minimum, the following landscape amenities: pathways (6-foot pedestrian path and 10-foot urban trail connection for bikes and pedestrians), benches, tables, and shade structures. The PAD District is expected to meet or exceed the following UDC base performance criteria, with certain modifications of UDC requirements where existing site conditions and specialized design criteria for medical facilities necessitate design flexibility. Trees will be placed appropriately to provide shade for pedestrians; low water-use irrigation system will be utilized for all landscape areas. The PAD District proposes new landscape borders and screening for the adjoining Jefferson Park residential uses to the north, an eastern street landscape border along Campbell Avenue, and landscape enhancement integrated where possible along the North Ring Road. Given existing AHSC medical campus facilities and UA operations and maintenance facilities along the immediate west and south boundaries, no interior landscape borders or perimeters are required. Landscaping will be integrated into parking areas to reduce

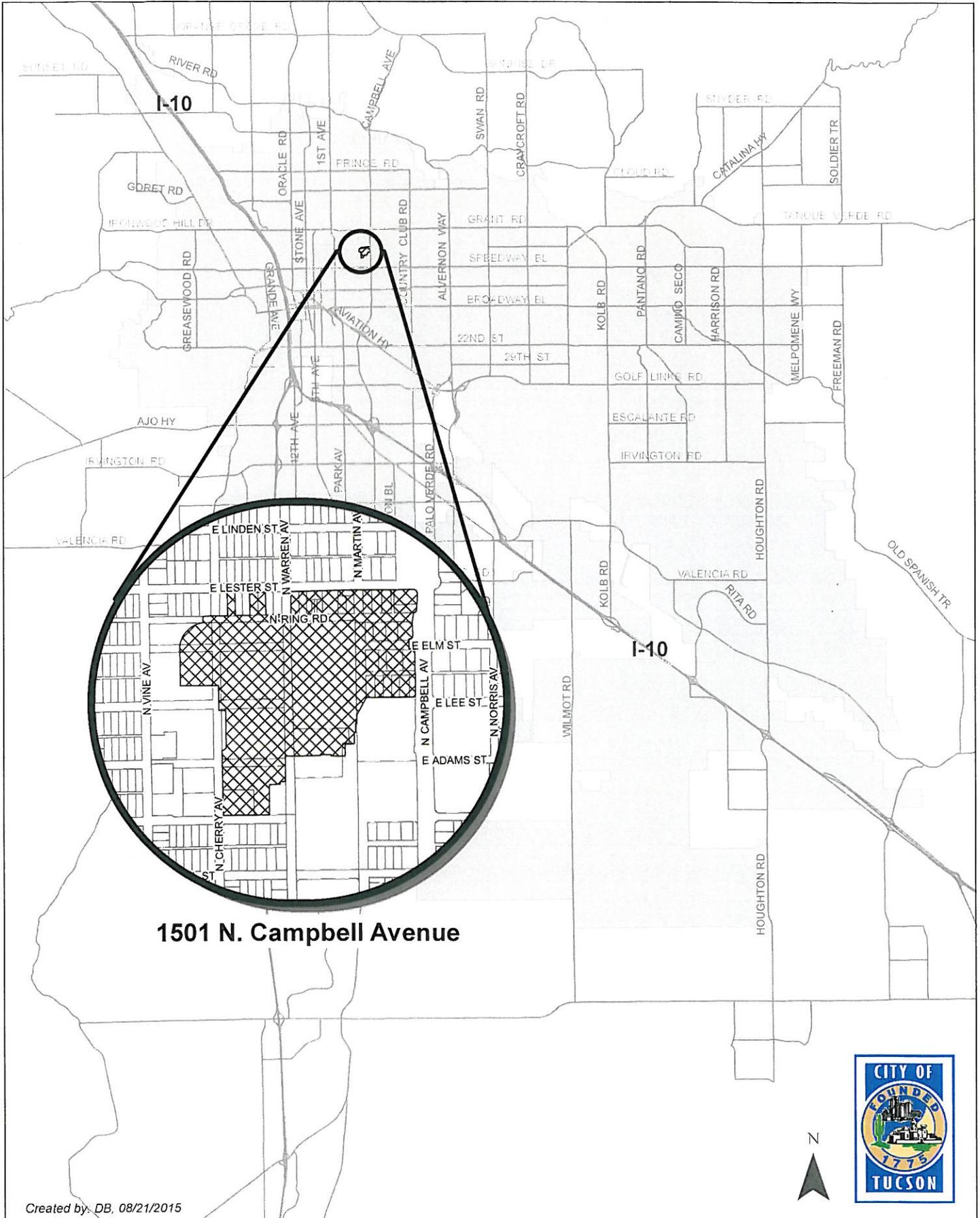
heat island effects, but planting areas are allowed to deviate from planting ratio and distance from a parking space so as not to undermine effective security lighting, required video monitoring, or the general health and safety of visitors, patients, and staff. Given the PAD District is primarily a redevelopment of an existing campus, the PAD District will implement rainwater harvesting when possible in areas with the capability to integrate such features, while it is understood that these rainwater harvesting elements may or may not meet the expected percentage of supplemental irrigation per the UDC.

Road Improvements/Vehicular Access/Circulation – A comprehensive Traffic Analysis has been prepared for this PAD District and is included in Appendix B. This Traffic Analysis was based upon, and updates a prior traffic study prepared for the entire AHSC campus in December 2012. The present analysis considers the future PAD District development, the adjacent AHSC campus and the planned private mixed-use projects at the northwest corner of Speedway/Campbell intersection. An expanded and improved main campus entry and exit will be established at the existing signalized intersection of Campbell Avenue and Elm Street, with significant improvements made not only to this entrance but to the existing on-site North Ring Road so as to provide continuous east-west traffic movement from the entrance of the Diamond Children Medical Center and to the new Banner-UMC hospital and bed tower with their north oriented entrances. The Elm Street exit at Campbell will feature a three-lane cross-section comprised of a dedicated left-turn lane, a combined left-turn/through lane, and a dedicated right-turn lane. Bicycle circulation will be improved through a shared-use path through the North Green and by providing new bike routes with striped shoulders along substantial segments of the Ring Road. Pedestrian circulation and connectivity will be improved through and within the PAD District, Exhibit 40 in the PAD document outlines the proposed on-site pedestrian circulation which includes an improved access from the north into the site through the North Green directing users to improved and new pedestrian sidewalks.

Conclusion – Health Care and hospital campuses comprise a unique set of land uses that require a custom-written framework of development standards, operational parameters and design guidelines that only a PAD zone can provide. The existing medical campus site is zoned R-1 and R-2, with neither of these zones permitting the existing hospital use. But Arizona Board of Regents (ABOR) ownership and operation as a teaching hospital has allowed the medical center to be operated under the sovereign immunity/governmental exemption from zoning. However, with Banner's formal acquisition of the 33-acre medical center campus the government exemption will no longer apply. The PAD rezoning will bring the medical center in conformance with the Unified Development Code (UDC).

The proposed rezoning request is consistent with, and supported by *Plan Tucson*, the *University Area Plan*, and the *Jefferson Park Neighborhood Plan*, all of which recognize the existing hospital land use for this site. Approval of the requested Banner-University Medical Center Planned Area Development zoning is appropriate.

C9-15-06: Banner-UMC PAD - Campbell Ave

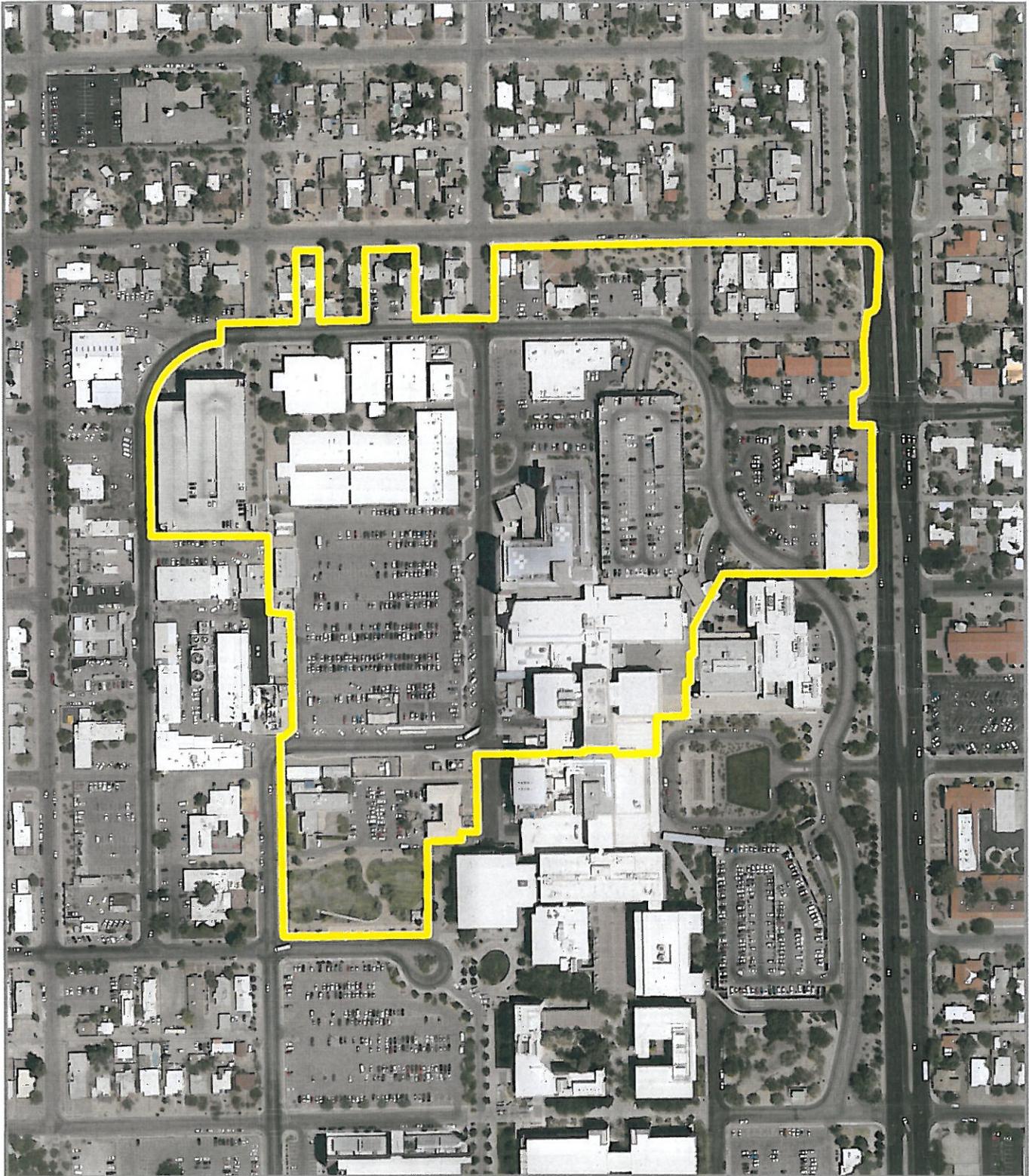


1501 N. Campbell Avenue



C9-15-06 Banner-UMC - Campbell Ave

Rezoning Request: R-1/R-2/NR-2/C-1 to PAD



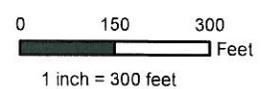
 Area of Rezoning Request

2014 Aerial

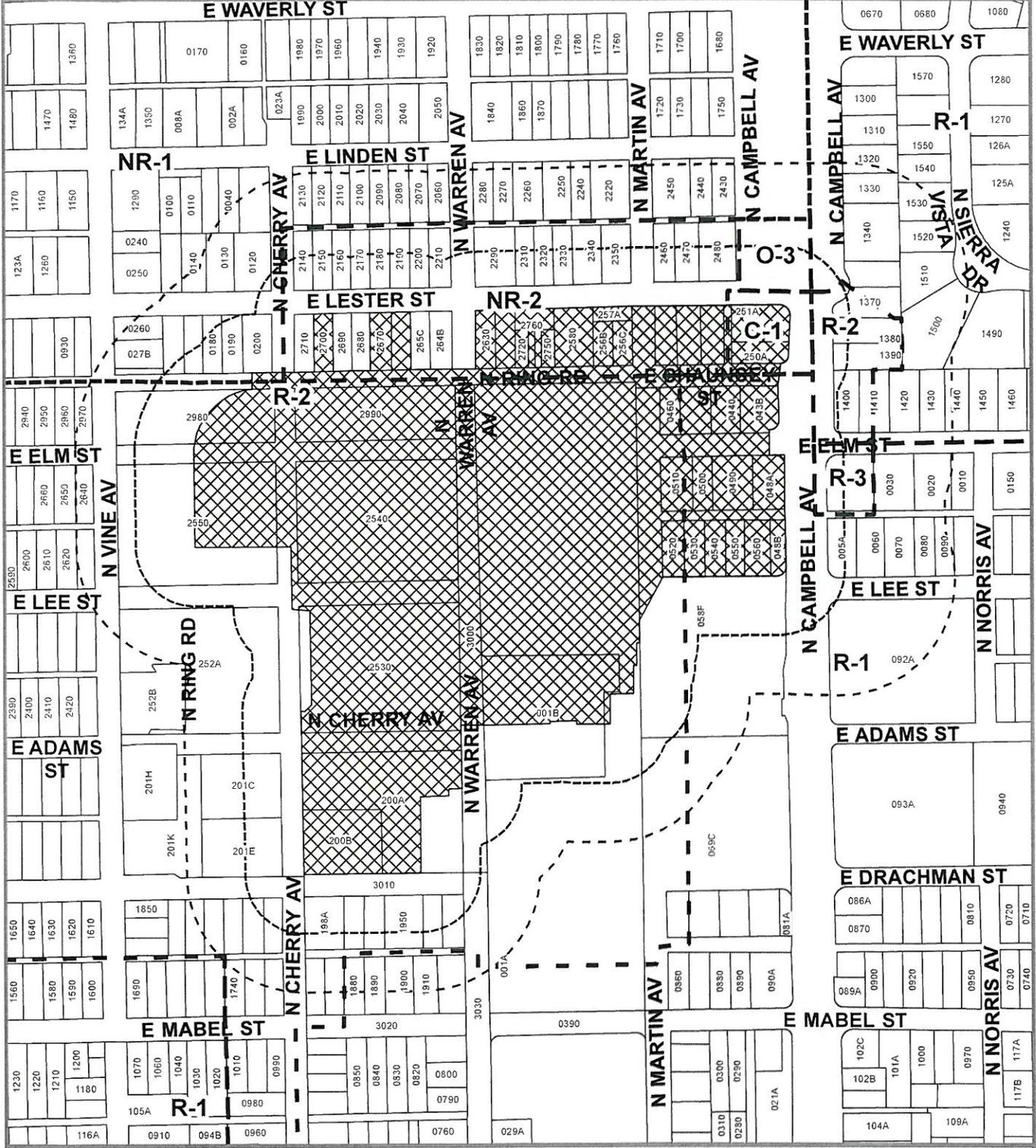
Created by: DB, 08/21/2015



Address: 1501 N. Campbell Avenue
Base Maps: Sec.6 T.13S R.14E
Ward: 6

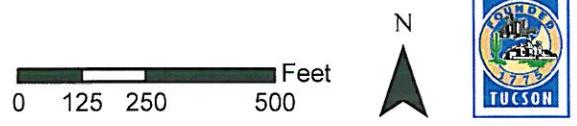


C9-15-06 Banner-UMC PAD - Campbell Ave Rezoning Request: R-1/R-2/NR-2/C-1 to PAD



- 300 Foot Notification Area
- 150 Foot Protest Area
- PAD Boundary
- Zone Boundaries

Address: 1501 N. Campbell Avenue
Base Maps: Sec.6 T.14S R.14E
Ward: 6



PUBLIC FACILITIES AND SERVICES REPORT FOR October 22, 2015
(as of September 4, 2015)

C9-15-06 Banner-University Medical Center PAD, R-1, R-2, NR-2, and C-1 to PAD

CITY AGENCIES

No Objections Noted

Planning & Development Services – Engineering
Planning & Development Services – Planning
Transportation – Engineering
Transportation – Traffic Engineering
Tucson Fire Department
Tucson Water Department

Planning & Development Services – Sign Code
Planning & Development Services – Zoning Review
City of Tucson – Historic Preservation Officer
Environmental Services
Tucson Parks and Recreation
Tucson Police Department
Planning & Development Services – Landscape
Office of Integrated Planning

NON-CITY AGENCIES

No Objections Noted

PAG-TPD: Estimated traffic generation of proposed development: 6,095 vehicle trips per day.
Pima County Wastewater
Arizona Department of Transportation
Pima County Transportation and Flood Control
Pima County Parks and Recreation
Tucson Electric Power

Additional information about this project, including the staff report to the Zoning Examiner and the Preliminary Development Plan, will be posted on the web by 5:00 PM, *October 7, 2015* at http://cms3.tucsonaz.gov/planning/prog_proj/projects/rezoning/index.html

Planning & Development Services Department
 PRO - Property Research Online
 Plan Review Detail Results

Permit Status: ACCEPTED **Activity Number:** C9-15-06

Permit Type: Banner-UMC PAD in both Wards 3 and 6. Request to rezone to Planned Area Development (PAD) districts to allow the redevelopment and upgrading of an existing medical center 33-acre campus, to bring the medical campus in conformance with the Unified Development Code, and to ensure compatibility to both the surrounding neighborhoods and the University of Arizona campus, while tailoring development standards and design guidelines to the unique land use of a major academic hospital campus

Site Address: 1501 N CAMPBELL AV
Applicant Name and Address: BANNER HEALTH C/O MR. KIP EDWARDS
 BANNER CORPORATE CENTER
 1441 N. 12TH STREET
 PHOENIX85006

Review Completed	Reviewer's Name	Type of Review	Review Status
08/26/2015	JASON GREEN	ENGINEERING	This has been completed

Comments:
 ENG has completed the review of the final PAD plan and does not have any additional comments.
 Comments maybe forth coming upon review of the development package review for complete conformance with AM Sec.2-06

08/26/2015	STEVE SHIELDS	ZONING	This has been completed
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Comments:
 none

08/26/2015	KEN BROUILLETTE	FIRE	No Objection Noted
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Comments:
 none

08/27/2015	JOHN BEALL	URBAN PLANNING	Approved
Comments:			
none			
08/28/2015	JOE LINVILLE	LANDSCAPE	Approved
Comments:			
none			
09/02/2015	ZCANCHO1	DOT (ALL)	This has been completed
Comments:			
none			
09/04/2015	JBEALL1	ADA	Approved
Comments:			
none			
09/04/2015	JBEALL1	POLICE	Approved
Comments:			
I have no issues with this proposal.			

CSO Becky Noel #37968
Tucson Police Dept.
1100 S. Alvernon
Tucson, AZ 85711

520-837-7428

09/04/2015	JBEALL1	COT STREETS DIVISION	Approved
Comments:			
none			
09/04/2015	JBEALL1	COT WATER NEW DEVELOPMENT	Approved
Comments:			
Dear Mr. Beall:			

Tucson Water has no objection to the proposed use of this project (Hospital and Medical Campus).

Tucson Water has been coordinating with the developer to help facilitate progress.

Richard A. Sarti, P.E.
Tucson Water
New Development-Engineering Manager

09/04/2015	JBEALL1	PC WASTEWATER MGMT	Approved
Comments: none			
09/04/2015	JBEALL1	QUEST COMMUNICATION	Approved
Comments: none			
09/04/2015	JBEALL1	TUCSON ELECTRIC POWER CO	Approved
Comments: none			
09/04/2015	JBEALL1	COX COMMUNICATION	Approved
Comments: none			
09/04/2015	JBEALL1	SOUTHWEST GAS CORP	Approved
Comments: none			
09/04/2015	JBEALL1	EL PASO NATURAL GAS	Approved
Comments: none			
09/04/2015	JBEALL1	KINDER MORGAN ENERGY	Approved
Comments: none			
09/04/2015	JBEALL1	PARK AND RECREATION	Approved
Comments: none			
09/04/2015	ED ABRIGO	ASSESSOR	Approved
Comments: none			
09/04/2015	JOHN BEALL	WASTEWATER	Approved
Comments: none			

09/04/2015 CHRIS POIRIERADDRESSING Approved

Comments:

none

09/04/2015 TOM MARTINEZ ADOT Approved

Comments:

Regional Traffic Engineering has no comments on this submittal and supports the development?s rezoning. Thank you.

09/04/2015 JOHN BEALL PIMA ASSN OF GOVTS Approved

Comments:

No objections/adverse comments. See attached. Traffic impact analysis study has been completed.

 Disclaimer: This report and/or data was funded in part through grant [s] from the Federal Highway Administration and/or Federal Transit Administration, U.S. Department of Transportation. The contents of this report and/or data reflect the views and opinions of the author(s) who is responsible for the facts and accuracy of the data presented herein. The contents do not necessarily state or reflect the official views or policies of the U.S. Department of Transportation, the Arizona Department of Transportation, or any other State or Federal Agency. This report and/or data does not constitute a standard, specification or regulation. The information in this publication is provided on an ?as is? basis, and there are no warranties, express or implied, including, but not limited to, any warranties of merchantability or fitness for a particular purpose. In no event shall PAG be liable for any damages resulting from the use of the information. PAG provides the information in good faith and has endeavored to create and maintain accurate data. The users of this report and/or data are advised to use the information with caution and to independently verify accuracy.

Eric W. Kramer, Ph.D., AICP
 Senior Land-Use Modeler
 1 E. Broadway Blvd, Ste. 401
 Tucson, AZ 85701

(520) 495-1455 (tel)

(520) 620-6981 (fax)

Vehicle Trip Generation Daily 6,095 PM Peak 666

Traffic Impact Analysis Study has been completed.
www.pagregion.com

ekramer@pagregion.com

09/04/2015	JBEALL1	TUCSON WATER NEW AREA DEVELOPMENT	Approved
Comments: none			
09/04/2015	JBEALL1	ENV SVCS	Approved
Comments: none			
09/04/2015	JOHN BEALL	OCSD	Approved
Comments: none			
09/04/2015	JBEALL1	HC SITE	Approved
Comments: none			
09/04/2015	JBEALL1	ZONING-DECISION LETTER	Approved
Comments: none			

No FINAL STATUS record available for this Workflow

Conditions:
 none

[Back](#) [Help](#)

CITY OF TUCSON PUBLIC HEARING NOTICE

County Assessor records indicate that you are an owner of property located within 300 feet of a parcel(s) that is being considered for a rezoning.

The Zoning Examiner, on behalf of the Mayor and Council, conducts a public hearing and considers testimony for each rezoning in the City of Tucson. Persons attending the hearing are to observe rules of propriety, decorum, and good conduct and are to refrain from rude or slanderous remarks. The Zoning Examiner may impose reasonable limitations on the number of speakers and the length of the testimony.

After the Public Hearing, the Zoning Examiner issues written reports with findings of fact and a recommendation. A preliminary report is issued five working days after the close of the public hearing. A final report is issued 14 days after the close of the public hearing and transmitted to the Mayor and Council. Any person may request a public hearing before Mayor and Council provided the written appeal is filed with the City Clerk within 14 days after the close of the Zoning Examiner's public hearing. The Mayor and Council make the final decision on all rezoning requests.

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

PUBLIC HEARING INFORMATION

Date: October 22, 2015

Time: 6:30 PM

Location: Mayor and Council Chambers* First Floor, City Hall, 255 West Alameda, Tucson, Arizona

The Council Chambers is wheelchair accessible. A request for reasonable accommodation for persons with disabilities must be made to the City Clerk's Office by parties at least five working days in advance of the scheduled meeting and can be made by calling (520) 791-4213 or (520) 791-2639 (TDD).

APPLICANT

Banner Health
c/o Mr. Kip Edwards, VP Development and Construction
Banner Corporate Center
1441 N. 12th Street
Phoenix, AZ 85006

PROPOSED REZONING

Case: C9-15-06 Banner-University Medical Center PAD – Campbell Avenue (Ward 3 and 6)

Requested Zoning Change: R-1, R-2, NR-2, and C-1 to PAD

Location: Approximately half mile north of Campbell Avenue and Speedway Boulevard intersection on the west side of Campbell Avenue.

Proposed Development: Proposed redevelopment of existing 33 acre hospital and medical campus.

Notificación de Audiencia Pública del Examinador de Zonificación

Para oír y tomar en consideración el siguiente caso: C9-15-06 Banner-University Medical Center PAD
(Ward 3 and 6)

Peticion de Rezonificación: R-1, R-2, NR-2, y C-1 a PAD

Locación: Aproximadamente media milla al norte de intersección de la avenida Campbell Avenue y bulevar Speedway en el lado oeste de avenida Campbell.

Desarrollo Propuesto: Reurbanización propuesta de hospital y campus médico existente de 33 acres.

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

For further information, please call John Beall at (520) 837-6966 or write to Planning & Development Services Department – Rezoning Section, 201 N. Stone Avenue, P.O. Box 27210, Tucson, AZ 85726

ZONING DISTRICT NARRATIVE SUMMARIES

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

Current Zoning:

- R-1 This zone provides for urban, low density, single-family, residential development, together with schools, parks, and other public services necessary for a satisfactory urban residential environment.
- R-2 This zone provides for medium density, single-family and multi-family, residential development, together with schools, parks, and other public services necessary for a satisfactory urban residential environment.
- NR-2 This zone is the Jefferson Park Neighborhood Preservation Zone, an overlay zone superimposed over the development standards of the underlying R-2 zone. Land uses permitted within the NPZ district are those permitted by the underlying zone. An NPZ applies to residential uses only. The R-2 zone provides for medium density, single-family and multi-family, residential development, together with schools, parks, and other public services necessary for a satisfactory urban residential environment.
- C-1 This zone provides for low-intensity, commercial and other uses that are compatible with adjacent residential uses. Residential and other related uses shall be permitted.

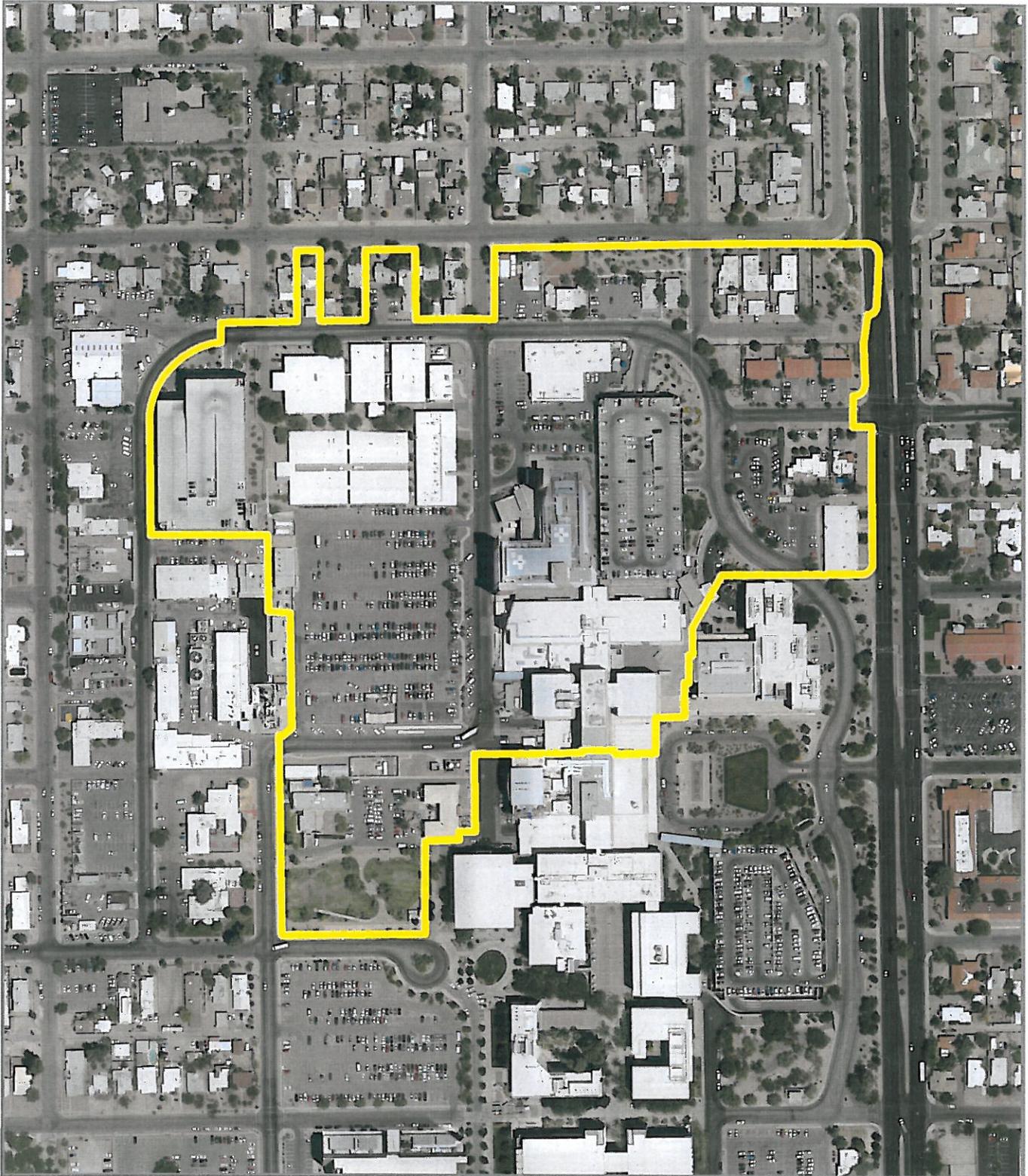


C9-15-06

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C9-15-06 Banner-UMC - Campbell Ave

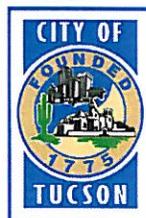
Rezoning Request: R-1/R-2/NR-2/C-1 to PAD



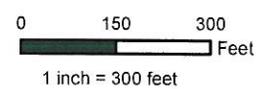
 Area of Rezoning Request

2014 Aerial

Created by: DB, 08/21/2015



Address: 1501 N. Campbell Avenue
Base Maps: Sec.6 T.13S R.14E
Ward: 6





Approval – Protest Form

If you wish to submit a written protest or approval, this form is provided for your convenience. Please print your comments below, sign your name, and mail to the Rezoning Section of the Planning and Development Services Department at the address on the reverse side (you will need to attach postage). The number of approvals and protests along with protest calculations will be reported at the Zoning Examiner’s public hearing.

Approvals and protests must have an owner’s signature to be recorded.

If protests are filed from property owners representing 20% or more by area in any quadrant of the area located within a 150 foot radius of the parcel(s) on which the rezoning is proposed, an affirmative vote of ¾ of the Mayor and Council will be required to approve the rezoning ordinance.

Case: C9-15-06 Banner-University Medical Center – Campbell Avenue, R-1, R-2 NR-2, and C-1 to PAD Ward 3 and 6

_____ APPROVE the proposed rezoning.
 I/We the undersigned property owners, wish to PROTEST the proposed rezoning.

Reason:

PLEASE PRINT YOUR NAME	PLEASE PRINT MAILING ADDRESS	PLEASE PRINT LEGAL PROPERTY DESCRIPTION		
		Subdivision	Block	Lot

Owner’s Signature: _____ Date _____

Place
Stamp
Here

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

C9-15-06 jb

Expose this flap - Affix stamp and return



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

IMPORTANT REZONING NOTICE ENCLOSED



MEMORANDUM

DATE: 10/01/2015

TO: File

FROM: Rezoning Section

SUBJECT: Certification of Mail Out of Zoning Examiner Public Hearing Notice on Rezoning Site

REZONING CASE NAME: C9-15-06 Banner UMC PAD – Campbell Ave

This serves to place on record the fact that on 10/01/2015, Erin Morris, mailed notice of the Zoning Examiner's 10/22/2015, public hearing for rezoning case C9-15-06a minimum of fifteen (15) days prior to the public hearing.

Signature: _____

Date: _____

10/2/15

Attachment: copy of mailing list

cc: Linus Kafka, Zoning Examiner



CITY OF
TUCSON
PLANNING &
DEVELOPMENT
SERVICES
DEPARTMENT

October 1, 2015

Subject: C9-15-06 Banner-University Medical Center PAD, R-1, R-2, NR-2 and
C-1 to PAD (Ward 3 and 6)

Dear Neighborhood Association Representative:

A Zoning Examiner's public hearing has been scheduled on a rezoning request for property located at 1501 N. Campbell Avenue. The proposed use is for redevelopment of an existing 33 acre hospital and medical campus.

The Zoning Examiner's public hearing is scheduled for October 22, 2015 at 6:30 P.M. in the Mayor and Council Chambers, 255 West Alameda. The file is available for review during regular business hours at the Planning and Development Services Department, 201 North Stone Avenue, 2nd Floor, or on the internet at

http://cms3.tucsonaz.gov/planning/proj_proj/projects/rezoning/index.html.

If you need additional information, please contact John Beall at 837-6966.

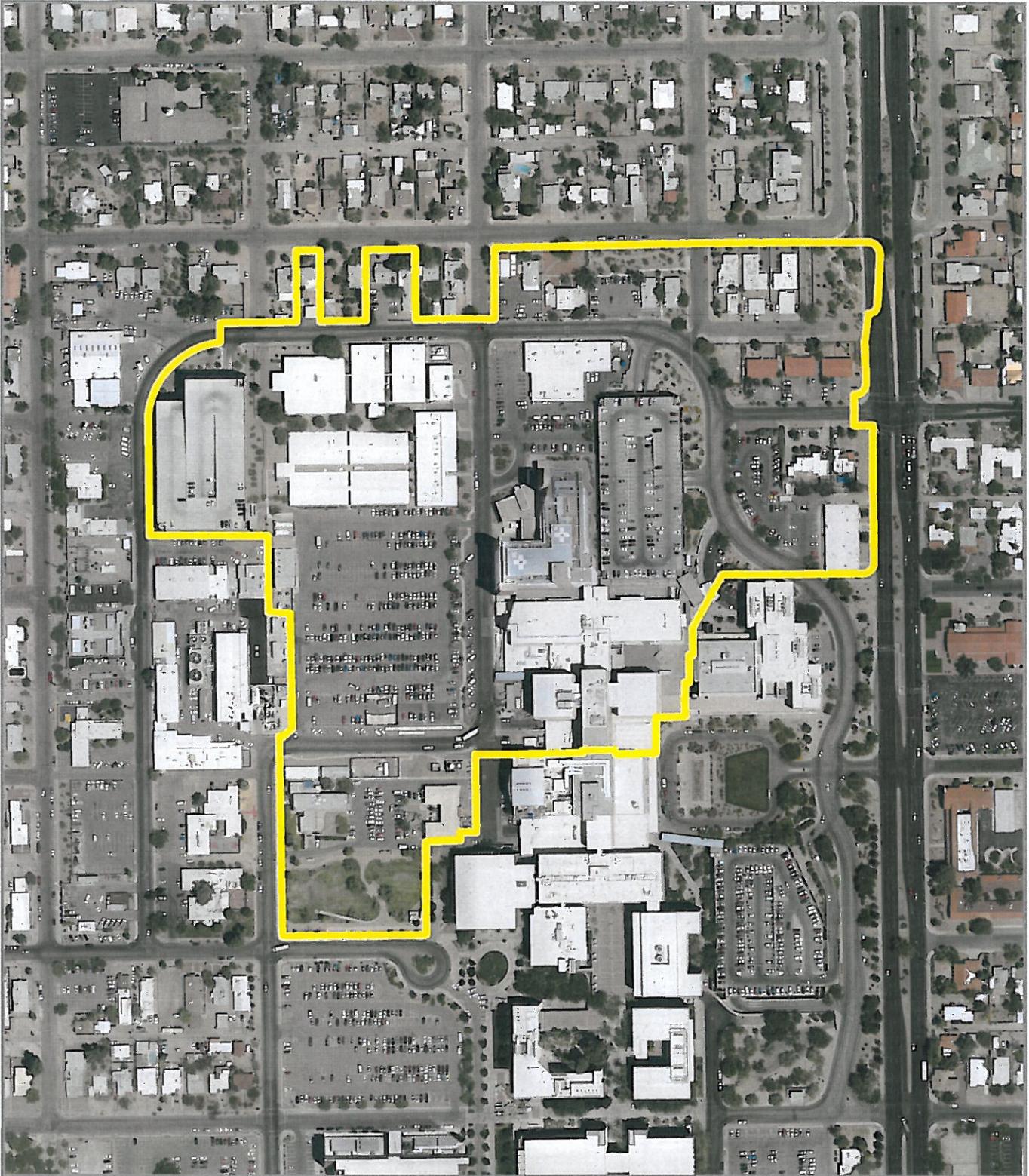
Sincerely,

John Beall
Principal Planner

Attachment: Preliminary Development Plan

C9-15-06 Banner-UMC - Campbell Ave

Rezoning Request: R-1/R-2/NR-2/C-1 to PAD



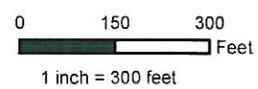
 Area of Rezoning Request



Address: 1501 N. Campbell Avenue
Base Maps: Sec.6 T.13S R.14E
Ward: 6

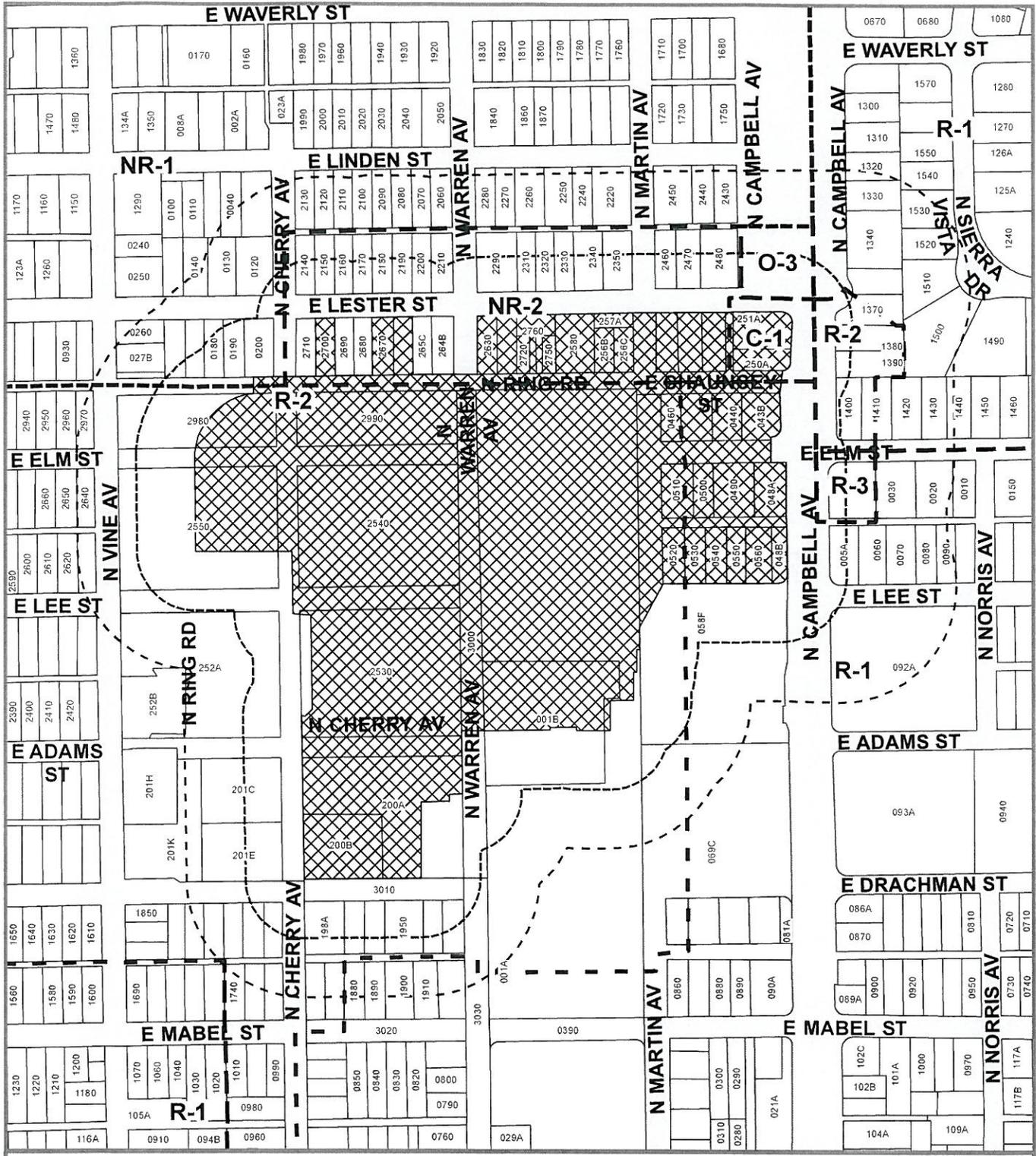
2014 Aerial

Created by: DB, 08/21/2015



C9-15-06 Banner-UMC PAD - Campbell Ave

Rezoning Request: R-1/R-2/NR-2/C-1 to PAD



- 300 Foot Notification Area
- 150 Foot Protest Area
- PAD Boundary
- Zone Boundaries

Address: 1501 N. Campbell Avenue
 Base Maps: Sec.6 T.14S R.14E
 Ward: 6

Feet