

ZONING EXAMINER'S AGENDA

Thursday, March 23, 2017

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. Case: C15-16-04 Children's Memorial Park Annexation District, (Ward 3)

Proposed Development: Original City Zone translation from Pima County SH to City SH

- a. Review of Original City Zoning Process
- b. Interested Parties

Owner: Pima County

Applicant/Agent: Mike Czechowski
City of Tucson
255 W. Alameda Street
Tucson, AZ 85701

Engineer/Architect/other:

2. Case: C9-17-01 Lipman – Speedway Boulevard, (Ward 6)

Proposed Development: The proposal is to rezone approximately 0.26 acres from R-1 (Residential zone) to O-2 (Office zone) to allow conversion of an existing one-story vacant residential structure, with a height of 13 feet and 1,482 square feet of floor area, to an office building for general business office and/or outpatient medical office uses. New parking area, pedestrian circulation, landscaping, and screening are proposed. The rezoning site is located on the north side of Speedway Boulevard approximately 250 feet west of Tucson Boulevard

- a. Review of Special Exception Process
- b. Interested Parties

Owner: Phil Lipman
Bright Properties
218 N. 4th Avenue
Tucson, AZ 85705

Applicant/Agent: Burak Bekat
A23 Studios
340 S. Convent Avenue
Tucson, AZ 85701

Engineer/Architect/other: Burak Bekat
A23 Studios
340 S. Convent Avenue
Tucson, AZ 85701

3. Case: C9-16-16 Pima Medical Institute - Craycroft Road (Ward 6)

Proposed Development: The proposal is to rezone approximately 19.9 acres from R-1 (Residential zone) to OCR-1 (Office zone) to allow renovation and repurposing of the 75,000 square-foot former Townsend Middle School building for a Pima Medical Institute campus. The PDP also indicates the development of eight new buildings on the eastern half of the property with an additional 146,300 square feet of medical office, office, transitional care, restaurant, and retail land uses, with building heights ranging from 20 feet to 70 feet. The site is located approximately 600 feet south of Grant Road and bounded by Craycroft Road on the east and Beverly Avenue on the west.

- a. Review of Special Exception Process
- b. Interested Parties

Owner: TUSD (School District No.1)
606 S. Plumer
Tucson, AZ 85719

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

Engineer/Architect/other: Seaver Franks Architects Inc./Rick Engineering
2552 N. Alvernon Way/3945 E. Fort Lowell Rd. #111
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 791-5550.

* The staff reports and related case maps are available online at <http://pdsd.tucsonaz.gov/pdsd/public-hearing-agenda-materials-rezoning-special-exceptions-original-city-zoning>