

ZONING EXAMINER'S AGENDA

Thursday, April 13, 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: C9-16-14 AirConcepts – 22nd Street, (Ward 5)

Proposed Development: The proposal is to rezone approximately 1.39 acres located at the northwest corner of 22nd Street and Cherry Avenue from R-2 (Residential zone), C-1 and C-3 (Commercial Zones) to I-1 (Industrial zone) to allow construction of three buildings with 6,000 square feet each, with a proposed height of 30 feet, for general manufacturing use. A future phase for the building proposed near the northeast corner of the site, shows an additional 3,000 square feet of floor area.

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

Owner: City of Tucson & Brown Cherry Bldg LLC
Real Property Division – Jim Rossi
PO Box 27210 and PO Box 27525
Tucson, AZ 85726

Applicant/Agent: Brian Rumsey
Rumsey Architecture
220 E. Belcourte Place
Oro Valley, AZ 85737

Engineer/Architect/other: Brian Rumsey
Rumsey Architecture
220 E. Belcourte Place
Oro Valley, AZ 85737

2. Case: C9-17-02 22nd & Houghton PAD, (Ward 2) NOTE: APPLICANT HAS REQUESTED THIS CASE BE CONTINUED TO THE ZONING EXAMINER PUBLIC HEARING OF APRIL 27, 2017

Proposed Development: The proposal is to rezone approximately 16.3 acres from SR to PAD zoning. The rezoning site is located at the northeast corner of 22nd Street and Houghton Road. The preliminary development plan proposes a Fry's Food and Drug Store at 99,918 square feet, with an associated fuel station and kiosk; also proposed are two retail buildings at 12,000 square feet and 6,500 square feet.

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

Owner: 22nd Street Baptist Church of Tucson
6620 E 22nd Street
Tucson, AZ 85710-5109

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

Engineer/Architect/other:

Sustainability Engineering Group
8280 E. Gelding Dr. #101
Scottsdale, AZ 85260
Stickley Design Group
601 N. Lazy J Way
Tucson, AZ 85748

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>