



CITY OF TUCSON PLANNING & DEVELOPMENT SERVICES

**APPLICATION  
ZONING EXAMINER SPECIAL EXCEPTION PROCEDURE (ZESE)**

**SE-** 20-14    **Name:** COT Water - Treat Avenue    **Date Accepted:** December 16, 2020

**PART 1 PROPERTY INFORMATION:**

Ward 3

Legal Description (Attach a separate sheet for long legals.)

Lot(s) 3    Block(s) 10    Subdivision Name Grant Road Park

Address (as assigned by Pima County Addressing): 2525 North Treat Avenue

Please provide the following information for each parcel in the ZESE special exception site. (Attach additional sheet if necessary.)

Current Zoning	Current Use	Area (sq. ft or acres)	Assessor Tax Code #
<u>R-2</u>	<u>R-2      Existing Tucson Water Well</u>	<u>0.44 AC</u>	<u>112-07-1060</u>

- Note any applicable overlay zones:     Hillside     Scenic Corridor     Major Streets and Routes
- Gateway Corridor     Airport Environs     Environmental Resource     Historic District/Landmark
- Neighborhood Preservation

**PART 2 PROPOSED USE**

Proposed Use (Please be specific; attach additional sheet if necessary.)

This request is for an existing Tucson Water well site located on the property. In 2019, a new well was drilled on the property. In the process of submitting for building permits to equip the newly drilled well, it was determined that a special exception is required due to the expansion of the well yard. See attached Preliminary Development Package for more information.

Number of Structures 1 Number of Stories 1 Height of Structures 20' Max  
Number of Residential Units 0 Floor Area of Non-residential Projects 100 SF

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### PART 3 APPLICANT INFORMATION

**Applicant or Agent** Lexy Wellott on behalf of Tucson Water

Company Name The Planning Center

Address 2 East Congress Street, Suite 600

City Tucson State AZ Zip 85701

Phone 520.623.6146 Fax 520.622.1950 Email lwellott@azplanningcenter.com

**Owner** City of Tucson

Company Name Tucson Water Department

Address P.O. Box 27210

City Tucson State AZ Zip 85726

Phone 520.837.2190 Fax \_\_\_\_\_ Email DorothyC.Dolan@tucsonaz.gov

**Architect/Engineer/Other** \_\_\_\_\_

Company Name \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Phone \_\_\_\_\_ Fax \_\_\_\_\_ Email \_\_\_\_\_

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### PART 4 PRE-APPLICATION CONFERENCE INFORMATION

Have you attended a pre-application conference with staff?  Yes  No

Date of pre-application conference: 09.02.2020

Provide the tracking number from your Pre-application Conference Verification Sheet: T20PRE0109

If no, contact Rezoning Section staff at 520-791-5550 for more information.

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### PART 5 NEIGHBORHOOD MEETING

Have you offered to meet and discuss the proposed ZESE special exception on a specified date and time with all property owners within 300 feet and all neighborhood associations within one (1) mile of the ZESE special exception site?  Yes  No

Attach documentation and summary, and indicate date of contact. 10.21.2020  
date of contact

Provide the tracking number from your neighborhood meeting mailing labels: T20PRE0126

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### PART 6 PLANNING INFORMATION

In accordance with the *Unified Development Code* (Section 3.2.3) ZESE special exception applications, together with any supporting documentation, including the preliminary development package (Administrative Manual 2-03.3 and.4), are reviewed for compliance with the City of Tucson *General Plan*, as implemented by specific plans, redevelopment plans, subregional plans, area plans, and neighborhood plans. This review shall occur within seven (7) business days of submittal. ZESE special exception requests that do not demonstrate compliance with the *General Plan* cannot be accepted.

List any specific plans, redevelopment plans, subregional plans, area plans, or neighborhood plans officially adopted by the City of Tucson, which apply to the special exception site.  Yes  No

Name of Plan(s) Cragin-Keeling Area Plan

Are there any billboards or signs located on the property?  Yes  No If yes, provide description below.

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Briefly describe how the project will be designed to be compatible with adjoining development and any applicable plan policies. (Use additional sheets, if necessary.)

See attached Preliminary Development Package.

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### PART 7 MATERIALS REQUIRED WITH APPLICATION

- A completed "City of Tucson Zoning Examiner Special Exception Procedure Application" signed by the owner and agent\*.
- Seven (7) copies of the preliminary development package (PDP) (Admin. Manual 2-03.3 &.4).
- One (1) 11"x17" reduction of the PDP map (Admin. Manual 2-04.2.A &.B).
- Seven (7) copies of the Environmental Resource Report (Admin. Manual 2-03.5), as required.
- A statement addressing how the applicable use-specific standards have been addressed.
- Pre-application Conference Verification Sheet.
- Documentation of neighborhood meeting (at a minimum, a copy of the meeting invitation, mailing list, sign-in sheet and summary notes from the meeting).
- One (1) copy of the Pima County Assessor's map of the subject parcel(s) and printout showing the subject parcel(s) property tax code number(s) and legal description(s).
- Payment receipt for rezoning pre-application conference.
- Payment receipt for neighborhood meeting mailing labels.
- Appropriate fees payable to the City of Tucson.
- IMPORTANT NOTICES:
  - Do not staple materials. Paper clips or binder clips are acceptable.
  - Do not incorporate application or neighborhood meeting materials into required reports. Keep them separate.

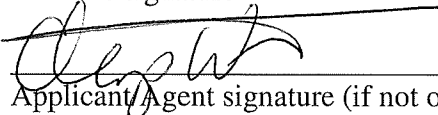
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### PART 8 SIGNATURES

I (We), the undersigned, request consideration for the Zoning Examiner Special Exception request as described in this application and supporting materials. I (We) represent that the information in this application and the supporting materials are true and accurate to the best of my (our) knowledge.

\_\_\_\_\_  
Owner's signature\*

\_\_\_\_\_  
date

  
Applicant/Agent signature (if not owner)

12/10/2020  
date

\*An application not signed by the owner, must be accompanied by a separate, signed letter, from the owner, granting authority to the applicant/agent to act on his/her behalf.

Revised 01/10/13

M E M O R A N D U M

**Date:** January 19, 2021                      **Job No:** COT-30

**To:** City of Tucson Design Review Board (DRB)

**From:** Lexy Wellott, AICP, Project Manager

**Project:** Design Review for Tucson Water Well Site at 2525 North Treat Avenue

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This memorandum is submitted on behalf of the City of Tucson Water Department (Tucson Water) to the Design Review Board (DRB) as a requirement of the use-specific standards for the Utility Distribution Use Special Exception application for an existing 0.44-acre Tucson Water well site located at 2525 North Treat Avenue (Assessor Parcel Number 112-07-1060). For simplicity sake, this memorandum will solely provide supplemental information on the proposed control building and communication antenna. Please review the attached documents entitled *Preliminary Development Package* and *Documentation of Neighborhood Outreach* that were submitted with the Special Exception application in conjunction with this memorandum. These two documents provide an extensive background of the project, details current site conditions and proposed improvements, and describes design compatibility and neighborhood outreach efforts.

To provide a brief background, in 2019, Tucson Water drilled and constructed a new well on the subject property as part of a long term water management strategy designed to provide redundancy in water delivery. As part of the improvement process and thoroughly discussed in the attached materials, Tucson Water installed several improvements to the site to ensure that the utility use was designed to be compatible with the neighborhood's overall character. In June 2020, Tucson Water submitted a building permit application for the new well equipment and a 10' x 10' control building. At this time, it was determined that an approved Development Package was necessary for a building permit to be obtained. In July 2020, it was determined that a special exception was required due to the expansion of the use. Per Use-Specific Standard #8 for Utility Distribution Systems (refer to UDC Section 4.9.11.A.8), any building or facility proposed onsite is subject to review by the Design Review Board to ensure compatibility with the surrounding residential neighborhood, thus the impetus for this design review application.

Supplemental Information

*Control Building*

As shown in *Exhibit III.A: Preliminary Development Plan of the Preliminary Development Package*, Tucson Water proposes to construct a 100 square-foot control building in the northwestern quadrant of the site that houses the well pump and other sensitive monitoring equipment. The control building will be a maximum of 10 feet in height and set back at least 20 feet from the property boundary. As demonstrated in the attached Control Building Plan and Details, the control building will be constructed using CMU masonry block finished with tan 'Dryvit' or a similar earth-toned color, which is the standard for Tucson

Water sites throughout the City. The building will have one door on the east building facade, and a small A/C unit will be affixed to the northern building facade as a means of controlling the equipment's temperature. The control building will mostly be screened by the tan privacy slats inserted into the new chain-link fence that was installed in 2019. Refer to the images below for examples of similarly designed control buildings



*Communication Antenna*

As shown in *Exhibit III.A: Preliminary Development Plan* of the *Preliminary Development Package*, Tucson Water proposes installing a communication antenna south of the proposed control building. The location of the communication has been selected to integrate the antenna with the control building visually. As shown on the attached *Antenna Plan*, the communication antenna consists of a 2-inch low-profile steel mast that extends to a maximum of 20 feet in height and has a minimum setback of 20 feet. The communication antenna will be finished in a similar paint color as the control building. The images below provide examples of similarly designed communication antennas on the other Tucson Water sites.



ASSESSOR'S RECORD MAP  
 GRANT ROAD PARK  
 BLOCKS 001-004

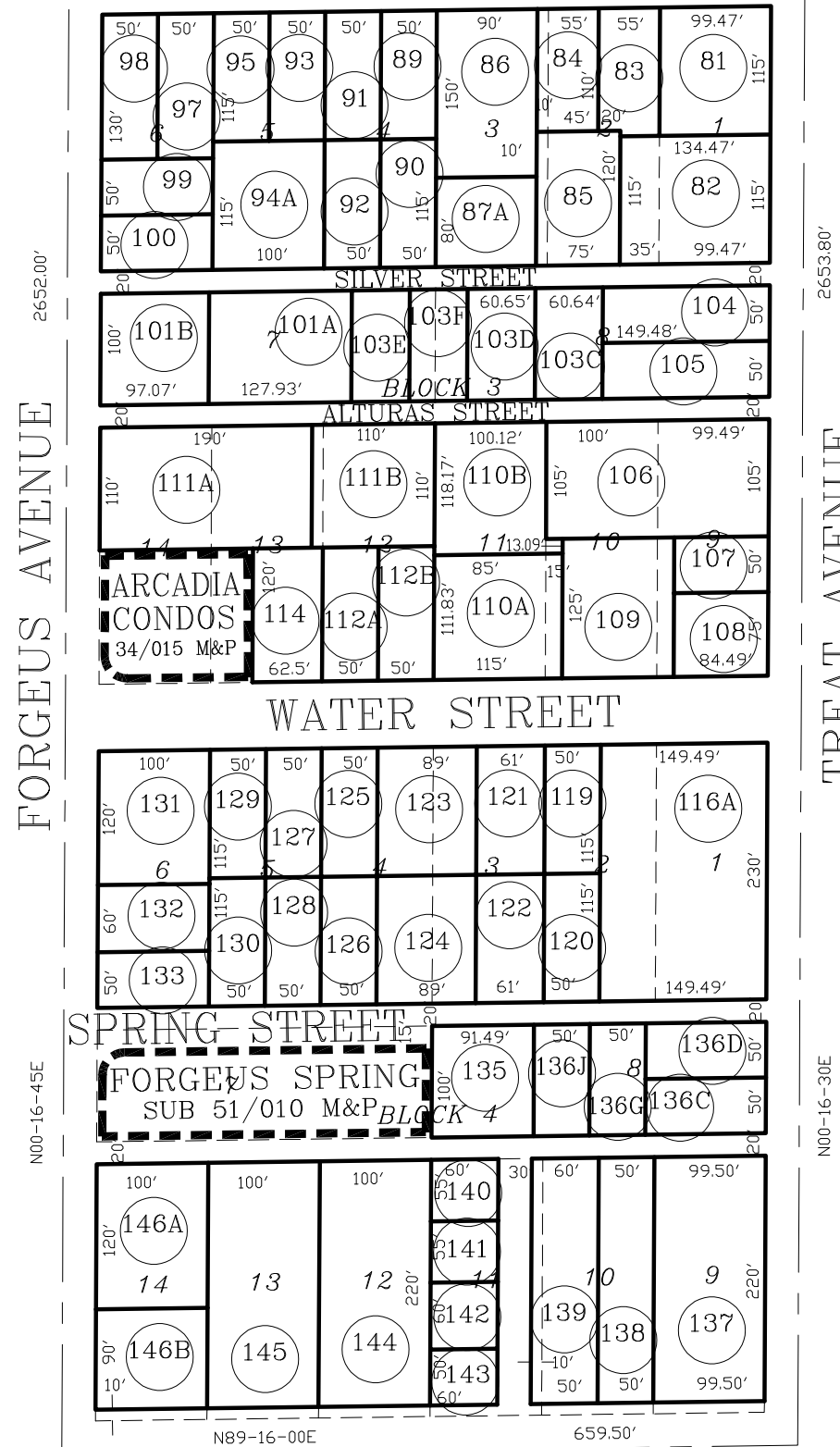
112-07

DETAIL No. 2

ALL IN CITY OF TUCSON

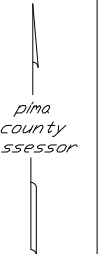
GRANT ROAD  
 BOOK 06,

SEE DETAIL #1  
 COPPER STREET



UNSUBDIVIDED CHULA VISTA ADDITION  
 BOOK 07, PAGE 064 M&F

S. 1/4 COR SEC 32  
 FND. 2" D.P.



SEE BOOK 06, PAGE 063 M&P  
 2018-2

S32,T13S,R14E SD:04/08/19

\\MP06\06063\_02- 04/08/19

0 75 150 225 300  
 FEET

NEW DEAL ACRES



**Parcel Number: 112-07-1060**

<b>Property Address</b>			
<b>Street Number</b>	<b>Street Direction</b>	<b>Street Name</b>	<b>Location</b>
2525	N	TREAT AV	Tucson

<b>Contact Information</b>	
<b>Property Owner Information:</b>	<b>Property Description:</b>
CITY OF TUCSON . . 00000-0000	GRANT ROAD PARK N105' OF L 9 & N105' OF L 10 BLK 3

<b>Valuation Data</b>							
<b>Valuation Year</b>	<b>Property Class</b>	<b>Assessment Ratio</b>	<b>Land FCV</b>	<b>Imp FCV</b>	<b>Total FCV</b>	<b>Limited Value</b>	<b>Limited Assessed</b>
2020	VACANT/AG/GOLF (2)	15.0	\$56,000	\$0	\$56,000	\$53,550	\$8,033
2021	VACANT/AG/GOLF (2)	15.0	\$60,000	\$0	\$60,000	\$56,228	\$8,434

<b>Property Information</b>					
<b>Township:</b>	13.0	<b>Section:</b>	32	<b>Range:</b>	14.0E
<b>Map:</b>	6	<b>Plat:</b>	63	<b>Block:</b>	003
<b>Tract:</b>		<b>Land Measure:</b>	20,946.00F	<b>Lot:</b>	00010
<b>Census Tract:</b>	1800	<b>File Id:</b>	1	<b>Group Code:</b>	
<b>Use Code:</b>	9700 (MUNICIPAL VACANT LAND )			<b>Date of Last Change:</b>	7/12/2005

<b>Valuation Area</b>				
<b>District Supervisor: SHARON BRONSON District No: 3</b>				
<b>DOR Market</b>	<b>Land Subarea</b>	<b>Neighborhood</b>	<b>Sub ID</b>	<b>Economic District</b>
4	1111055 DEL	01005401	06063 DEL	9

<b>Recording Information (1)</b>				
<b>Sequence No.</b>	<b>Docket</b>	<b>Page</b>	<b>Date Recorded</b>	<b>Type</b>
0	2806	159	8/11/1966	

<b>Permits (1)</b>											
<b>Permit</b>	<b>Status</b>	<b>Issued</b>	<b>Final</b>	<b>City</b>	<b>Value</b>	<b>SqFt</b>	<b>Sub</b>	<b>FirstInsp</b>	<b>LastInsp</b>	<b>Processed</b>	<b>% Complete</b>
T98ME01002	COTH ~ FINAL	12/10/1998	06/01/1998	TUC	\$0	0	6/*	07/19/2007			0
<b>Description:</b> PRESSURE VESSEL CERTIFICATE:TUC-24633											



M E M O R A N D U M

**Date:** November 17, 2020                      **Job No:** COT-30

**To:** John Beall, Zoning Division Manager - Planning and Development Services Department

**From:** Lexy Wellott, AICP, Project Manager

**Project:** 2525 North Treat Avenue Special Exception for Existing Tucson Water Well Site

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This memorandum summarizes the virtual neighborhood meeting held on October 21 via Zoom for the existing Tucson Water well located at 2525 North Treat Avenue Special Exception application. In addition to describing the main points of discussion at the virtual meeting, this memorandum will also provide an account of outreach efforts since the meeting on October 21. The virtual neighborhood meeting was noticed correctly utilizing mailing labels provided by the City of Tucson Planning and Development Services Department. All neighborhood associations within one-mile (1-mile) and property owners within 300 feet of the subject site were notified.

Lexy Wellott of The Planning Center gave a presentation, and representatives from Tucson Water, Ms. Dorothy Dolan and Ms. Lynn Spitzer were also on the call to answer questions from those in attendance. One neighbor, Mr. Solomon (the owner of rental units to the south), attended the virtual meeting. The presentation began with a description of the site's location and historical context and the impetus for the special exception (expansion of the well site). Ms. Wellott explained the requirements of the special exception, particularly those related to landscape and screening. Landscape and screening requirements were highlighted mainly in response to the input Ms. Wellott received from a representative from the Country Glenn Neighborhood Association (CGNA) and visitors of the neighborhood park. It was suggested to Ms. Wellott that the existing chainlink fence with tan plastic privacy slats is preferred over a masonry wall and that landscaping was not necessary since the neighborhood had received a grant for plants in the neighborhood park.

Mr. Solomon indicated that the existing fencing was appropriate and requested that tan plastic privacy slats be inserted in the fence along the southern boundary. It was brought to his attention that tan slats were installed with the other site improvements when the new well was drilled in 2019. Mr. Solomon also requested that white slats in the existing fence adjacent to the driveway be replaced with tan slats. The portion that Mr. Solomon is referring to is actually located on the neighboring property and is not owned by Tucson Water.

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After the virtual meeting, Ms. Wellott had several conversations with Ms. Sonya Norman with the CGNA regarding landscape requirements and screening requirements and the costs associated with the improvements. As indicated in Ms. Norman's email dated 11/5/2020 (attached to this memorandum), the neighborhood association does not find it necessary for Tucson Water to modify the site's existing conditions but requested that Tucson Water grant access to water for the neighborhood park. Per the City of Revenue Bond Covenant (Resolution No. 6347) and the established Memorandum of Understanding with the CGNA, Tucson Water is unable to provide access to water but is able to direct water to the rainwater harvesting basins when the well is flushed (see attached letter dated 11/11/20 from Tucson Water to Ms. Norman). Ms. Norman expressed appreciation for considering the neighborhood's request and an understanding of the bond constraints.

Should you have questions or would like additional information, please do not hesitate to contact me.

Dropbox link to the recorded meeting:

[https://www.dropbox.com/sh/13m3d2n1jh8iflx/AABzdNPUFoLmy028Xfxo5\\_ida?dl=0](https://www.dropbox.com/sh/13m3d2n1jh8iflx/AABzdNPUFoLmy028Xfxo5_ida?dl=0)

## Lexy Wellott

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**From:** sonya norman <sonyanorman@hotmail.com>  
**Sent:** Thursday, November 05, 2020 11:20 PM  
**To:** Lexy Wellott  
**Subject:** Re: Neighborhood Park at Treat Ave  
**Attachments:** Tucson Water Cost Est.pdf

Hello Lexy,

Thank you for the rough estimates. One of our NA board members is a landscape architect project manager who does bids on a regular basis. He provided the attached estimate, which overall is pretty close to yours. As we are all aware, the landscaping that we have done has a high dollar value, thus is saving your client thousands of dollars. And the fact that we are at this point not asking for a masonry wall is an additional substantial savings. The savings is in the neighborhood of \$40,000.

We see no reason for our city utility to spend such a huge sum on this buffer, but we do have a need. The board has asked me to formally request that we be granted access to water for a three-year period, and anytime that water is flushed from the well that it be directed into our basins. After that, we can manage the landscaping. We would be happy to support the special exception that is required in order for building permits to be approved, if Tucson Water would support our request. Please emphasize to your client that our entire design is for rainwater harvesting, thus will require far less water than would have been needed if the lot were designed by standard landscapers. We understand TW's concern of not wanting to set a precedent, however, because there are special requirements for the special exception this particular case would not set a precedent for other TW lot adopters. We feel that our request is very reasonable, in fact it is clearly a win-win situation.

We appreciate the communication that you have thus far provided, Lexy, and look forward to hearing back from you.

Sonya Norman, Vice President Country Glenn NA

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**From:** Lexy Wellott <LWellott@azplanningcenter.com>  
**Sent:** Friday, October 30, 2020 4:45 PM  
**To:** sonya norman <sonyanorman@hotmail.com>  
**Subject:** RE: Neighborhood Park at Treat Ave

Hi Sonya,

Thanks for sending the sketch over.

Per your request, please find below estimates for the block wall and plants/ irrigation. Please do note that these are **EXTREMELY** rough estimates.

- 8' CMU Block Wall: \$120 per linear foot (LF)
  - Assuming that we installed an 8' wall on both the Treat and Alturas sides, we would be looking at building approximately 273 LF of 8' CMU block wall for a total of **Approx. \$32,760.**

- The numbers provided below assume a 10' x 75' landscape border along Treat. For this border, the cost of plant materials and irrigation is as follows.
  - Trees: \$75 per 15 Gallon; Approx. QTY 3 = \$225
  - Shrubs: \$25 per 5 Gallon; Approx. QTY 20 = \$500
  - Accents: \$40 per 5 Gallon; Approx. QTY 12 = \$480
  - Ground Cover: \$10 per 1 Gallon; Approx. QTY 12 = \$120
  - Screened Rock: \$0.50 per SF; Approx. 750 SF = \$375
  - Meter: \$1,500 EA
  - Backflow Preventer w/ Security Enclosure: \$2,000 EA
  - Irrigation Controller: \$600 EA
  - Valve Assembly: \$600 EA
  - Main Line: \$4 per LF
  - Multi-Outlet Emmitter: \$60 EA; Approx. QTY 10 = \$600
  - Mobilization: \$1,500 LS
  - Contingency: 10%
  - (Other considerations: Flush Cap Assembly, Quick Coupler, Poly Pipe, etc., Control Wire, Sleeving, etc.)
  - Total Plants and Irrigation = **Approx. \$10,000**

Let me know if you have any questions or comments.

Have a wonderful weekend.

Best,



LEXY WELLOTT, AICP | Project Manager

THE PLANNING CENTER

2 E Congress Ste 600, Tucson, AZ 85701

Office: 520.623.6146 | Direct: 520.209.2634




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**From:** sonya norman <sonyanorman@hotmail.com>

**Sent:** Monday, October 26, 2020 11:23 AM

**To:** Lexy Wellott <LWellott@azplanningcenter.com>

**Subject:** Re: Neighborhood Park at Treat Ave

Hi Lexy,

Did you happen to get an estimate for constructing a block wall around the lot, and as a separate estimate, cost of planting and installing irrigation to create landscape buffer in front of wall?

Thank you,

Sonya

Sent from my iPhone

On Oct 22, 2020, at 2:54 PM, Lexy Wellott <[LWellott@azplanningcenter.com](mailto:LWellott@azplanningcenter.com)> wrote:

Hi, Sonya.

It was a pleasure talking with you this morning. Please find attached a copy of the presentation that was given last night during the virtual meeting.

November 11, 2020



Sent via email: [sonya.norman@hotmail.com](mailto:sonya.norman@hotmail.com)

Sonya Norman, Vice President  
Country Glenn Neighborhood Association  
Tucson, AZ 85701

**Subject: Country Glenn neighborhood Association Request  
for free water from Tucson Water at Well Site at 2525 Treat Ave.**

Dear Ms. Norman,

On behalf of Tucson Water, I have reviewed your request and offer the following as a response:

1. Regarding your request to have Tucson Water provide irrigation water for a period of establishment for the neighborhood park, we are unable to do so. Per City of Tucson Revenue Bond Covenants, Resolution 6347, providing free water or free service to other entities or any person is prohibited. Provision of water without charge could put our Bonding capabilities at risk. In addition to Bond issue, the Memorandum of Understanding allowing the neighborhood to use the property spells out that it is the obligation of the neighborhood to provide water at the site. This is the same condition we place with other neighborhoods throughout the City that have similar agreements with the Department.
2. Regarding your request to allow water from flushing of the well into the park area, we should be able to work something out. We have had an extensive delay in securing the City of Tucson building permit to equip the well. Thus, the existing well casing will require considerably higher chlorine levels and more flushing to meet state disinfection standards – more so than if Tucson Water had been permitted to equip the well after it was drilled. The highly chlorinated water may not be suitable for irrigation of your existing park plants thus we will be flushing to the street. However, after the initial flushing is completed, we can coordinate to direct subsequent flushing to the basins instead of the street. When we can schedule this will be dependent on the issuance of the City of Tucson building permit and ability to advance construction.

We appreciate your participation in the Neighborhood Hearing process and hope for your understanding as we advance our efforts to comply with the City of Tucson Building permit/ zoning Special Exception process.

Sincerely,

Michael Mourreale, P.E. Interim Chief Engineer  
Planning & Engineering Division  
City of Tucson, Water Department

*109-Ltr\_CountryGlennNeighborhoodAssoc\_WellB044C-freewater111120.pdf*

*cc. John Kmiec, Tucson Water Deputy Director, Lexy Wellott, The Planning Center Project Manager, Fernando Molina, Tucson Water PICO, Mike Sanders, Plant Design Manager, Dorothy C. Dolan, Well Equip B-044C Project Engineer.*

P.O. Box 27210 • Tucson, AZ 85726-7210

520.791.4331 • [tucsonaz.gov/water](http://tucsonaz.gov/water)



October 6, 2020

Dear Neighbor:

As you know, in 2019, Tucson Water drilled a new well on their property at 2525 North Treat Avenue as part of a long-term water management strategy to improve water delivery service. Refer to the Location Map to the right.

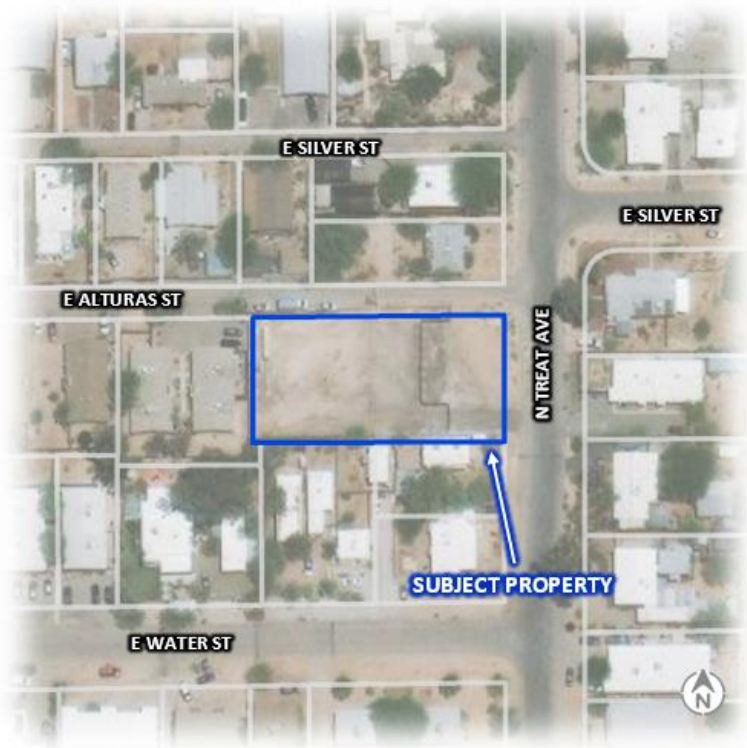
During the new well's installation, Tucson Water worked closely neighbors and members of Country Glenn Neighborhood Association to ensure the improvements would not negatively impact surrounding properties.

To improve the site, Tucson Water expanded their yard to include space for maintenance vehicles inside the yard, installed new perimeter chain-link fencing with plastic slats on the Treat Avenue side of the yard, replaced the plastic slats on the existing fence on the southern and western property lines, and installed a gravel driveway providing access to the site from Treat Avenue. Additionally, Tucson Water established a Memorandum of Understanding (MOU) with the Country Glenn Neighborhood Association allowing the neighborhood to use a portion of their property for a community garden. Tucson Water is thrilled to see the neighborhood making great progress in the garden.

Since the well's drilling, Tucson Water has been designing improvement plans for the equipment inside the yard to include a submersible pump, a 100-square foot control building, a communication antenna as well as other equipment crucial to the well operation. As part of the building permitting process to install these improvements, it was determined that the property is no longer in zoning compliance with the R-1 zone due to the yard's expanded footprint.

To remedy this zoning issue, Tucson Water is seeking approval of a 'Special Exception.' This process is mostly a formality but requires improvements to the existing screening along Treat Avenue and Alturas Street and landscaping on the site. Tucson Water would like to discuss the improvements to ensure they are compatible with the neighborhood.

**See Reverse Side.**







Tucson Water invites you to attend a virtual neighborhood meeting regarding this Special Exception proposal. Tucson Water representatives will be present to discuss the process, present the conceptual site design, and address any questions or comments that you may have.

Please join us:

**Date: October 21, 2020**

**Time: 6:00 PM**

**Location: Online via Zoom Meeting (link below)**

**<https://zoom.us/j/99114161128?pwd=bINyRi8zdTQxaytMallCOGVRTkhyUT09>**

**Meeting ID: 991 1416 1128**

**Passcode: 070059**

**You may also join the meeting by dialing in via telephone. Please call: +1 669 900 9128.**

Please note this meeting is being held virtually to ensure all attendees' safety during the current COVID-19 pandemic. If you are interested in attending, please send an email with "Well B-044 Neighborhood Meeting" in the subject line to Fernando Molina at the address below, and a live link will be emailed to you. This will save you from having to type a lengthy web link into your browser. Should you have any difficulties accessing the virtual meeting, please do email or call Fernando Molina.

Comments on this proposal may be submitted to the City of Tucson Planning and Development Services Department, P.O. Box 27210, Tucson, AZ 85726, Phone 520.791.5550. Additionally, comments may be made verbally and/or in writing at an upcoming Zoning Examiner public hearing to be announced.

If you cannot attend the meeting or have questions before the meeting, please contact Fernando Molina of Tucson Water at (520) 349-0982 or [Fernando.Molina@tucsonaz.gov](mailto:Fernando.Molina@tucsonaz.gov).

DATE: 10/06/2020

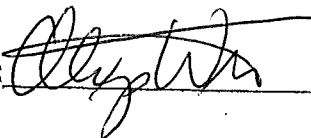
City of Tucson  
Planning & Development Services  
Rezoning Section  
201 North Stone Avenue  
PO Box 27210  
Tucson, AZ 85726-7210

SUBJECT: Neighborhood Mailing Certification

ACTIVITY NUMBER: T20PRED126

PROJECT LOCATION: 2525 North Trent Avenue

This serves to place on record the fact that on 10/6/2020, Lexy Wellott,  
(date) (name)  
mailed notice of the 10/21/2020 neighborhood meeting such that the notice was  
(date of meeting)  
received at least ten (10) days prior to the date of the meeting.

Signature: 

Date: 10/06/2020

Attachment: copy of mailing labels

11207112A  
KLUG K ROBERT P & CYNTHIA ANN TR  
PO BOX 64565  
TUCSON, AZ 85728

112071140  
SCHMIEDER DEVON  
2617 E WATER ST  
TUCSON, AZ 85716

11207116A  
DAMCO ARIZONA PROPERTIES LLC  
4045 SHERIDAN AVE STE 258  
MIAMI BEACH, FL 33140

112071190  
FREEMAN DIANE L TR ATTN: JOHNSE A  
GOOD TR  
1610 N BLUE RIDGE RD  
TUCSON, AZ 85745

112071200  
ANDERSON ELLIOT J & DANIELLE D JT/RS  
2701 E WATER ST  
TUCSON, AZ 85716

112071210  
CHINNOCK FAMILY TR ATTN: BRIAN F &  
KARIN L CHINNOCK TR  
1679 N FILBERT AVE  
CLOVIS, CA 93619

112071220  
GREAT AMERICAN HOLDING CO INC  
6761 N PLACITA BELLA  
TUCSON, AZ 85718

112071230  
HECHT DEBORAH A REVOC TR  
248 27TH ST  
DEL MAR, CA 92014

112071240  
R & E INVESTMENTS LLC  
4648 S PLACITA DOS PAJARITOS  
TUCSON, AZ 85730

112071250  
FERELL BENJAMIN W & CAITLYN CP/RS  
2626 E WATER ST  
TUCSON, AZ 85716

112071260  
MORGAN KYLE R  
2625 E SPRING ST  
TUCSON, AZ 85716

112071270  
KARI GORDON  
2620 E WATER ST  
TUCSON, AZ 85716

112071280  
CALLAHAN CHRIS & YVONNE CP/RS  
2619 E SPRING ST  
TUCSON, AZ 85716

112071290  
EVERETT MARK  
2614 E WATER ST  
TUCSON, AZ 85716

112071300  
HATCH BRADFORD C & NANCY L JT/RS  
2615 E SPRING ST  
TUCSON, AZ 85716

112071310  
NICHOLSON JUDY  
2602 E WATER ST  
TUCSON, AZ 85716

112073960  
ADAMS BERNICE D & ADAMS DONALD LEE  
JT/RS  
2564 N TREAT AVE  
TUCSON, AZ 85716

112073970  
MEAD CHERYL  
2554 N TREAT AVE  
TUCSON, AZ 85716

112073980  
BUILDER MELANIE J  
2561 N STEWART AVE  
TUCSON, AZ 85716

112074190  
DIXON STEPHANIE M  
2550 N STEWART AVE  
TUCSON, AZ 85716

112074200  
MEYER TR ATTN: WALLACE M JR & PAT J  
MEYER TR  
825 BRENTWOOD PL  
REDLANDS, CA 92373

112074210  
2549 NORTH STEWART LLC  
2561 N STEWART AVE  
TUCSON, AZ 85716

112074220  
RAKSHANI ROYA & HOLMES CURTIS II  
CP/RS  
2807 SETTING SUN DR  
CORONA DEL MAR, CA 92625

112074230  
CLEDENIN MARY ANN  
2544 N TREAT AVE  
TUCSON, AZ 85716

112074240  
MAHER TIMOTHY J & MAHER MARY U  
1882 W SAGE ST  
TUCSON, AZ 85704

112074250  
NORTH TREAT LLC  
2609 E WAVERLY ST  
TUCSON, AZ 85716

112074260  
HELMICK TODD K & SONIA M CP/RS  
6509 N CALLE LOTTIE  
TUCSON, AZ 85718

112074270  
PFERSDORF JAMES E JR & SYLVIA C TR  
PO BOX 41900  
TUCSON, AZ 85717

112074280  
AMEZQUITA JESSE  
3131 N LLOYD BUSH DR  
TUCSON, AZ 85745

112074290  
LEDERER ERIC T & MEGHAN CP/RS  
2528 N STEWART AVE  
TUCSON, AZ 85716

112070810 HARRISS MARY L 2730 E COPPER ST TUCSON, AZ 85716	112070820 FARRELL ROBERT JOSEPH & LOREEN LEE CP/RS 27 MARINA RIDGE CT VALLEJO, CA 94591	112070830 ABER LOIS C TR 4330 N PONTATOC RD TUCSON, AZ 85718
112070840 PACE LINDA J PO BOX 14392 TUCSON, AZ 85732	112070850 FORTMAN DAVIDM 2713 E SILVER ST TUCSON, AZ 85716	112070860 DIAL DAVID C & KATHLEEN S JT/RS 7236 E SABINO VISTA DR TUCSON, AZ 85750
11207087A CHASE DENNIS J 3181 TOSCANA CIR TAMPA, FL 33611	112070890 PEETERS HEATHER R PO BOX 1306 GRAND CANYON, AZ 86023	112070900 RAINBOW PROPERTY INVESTMENTS II LLC 13682 E WETHERSFIELD RD SCOTTSDALE, AZ 85259
112070910 WILLNER JAMES C & BRENDA L JT/RS 2626 E COPPER ST TUCSON, AZ 85716	112070920 BECKHAM ROBERT W & CHRISTINA R CP/RS 3401 E LIND RD TUCSON, AZ 85716	112070930 RODRIGUEZ NICHOLAS MACALUSO & MACALUSO JANE JT/RS 2620 E COPPER ST TUCSON, AZ 85716
11207094A BLAESE SABINE PO BOX 1768 MARFA, TX 79843	112070950 COPPER STREET INVESTMENTS LLC 2502 E 7TH ST TUCSON, AZ 85716	112070990 ZAGER ZEKE & ZAGER KYLE JT/RS 2550 N FORGEUS AVE TUCSON, AZ 85716
112071000 PRICE KRISTINA M 3031 W ANN LN FLAGSTAFF, AZ 86001	11207101A H & H FORGEUS CO II LLC ATTN: CAROLYN H HOLMES 981 N BONANZA AVE TUCSON, AZ 85748	11207103C FLORES ALDO RAMSES ORTEGA 2727 E ALTURAS ST TUCSON, AZ 85716
11207103D DELGADO JOSE & DELGADO MICHAEL JT/RS 2725 E ALTURAS ST TUCSON, AZ 85716	11207103E HADER JORG 2721 E ALTURAS ST TUCSON, AZ 85716	11207103F PETERS JANET K & CORRADINI JOHN & BRESTEL NICHOLAS ALL JT/RS 2723 E ALTURAS ST TUCSON, AZ 85716
112071040 PANTZER SALLY L & POUND PAUL A TR 2537 N TREAT AVE TUCSON, AZ 85716	112071050 BASYE RICHARD 2531 N TREAT AVE TUCSON, AZ 85716	112071070 ANDERSON MICHAEL G & SUSAN C 6761 N PLACITA BELLA TUCSON, AZ 85718
112071080 URLING REAL ESTATE INVESTMENTS LLC 31241 SATINLEAF RUN BROOKSVILLE, FL 34602	112071090 SOLOMON KIRK A & REHNER GREGORY F JT/RS 1155 S GRAND AVE APT 1907 LOS ANGELES, CA 90015	11207110A SCHELL JOSEPH RICHARD 2701 E WATER TUCSON, AZ 85716
11207110B STAPLES FRANK DOUGLAS FAMILY TR ATTN: PATRICIA JOAN STAPLES & FRANK DOUGLAS STAPLES TR 6353 N CAMINO ARCO TUCSON, AZ 85718	11207111A DEVLIN BRIAN C PO BOX 36434 TUCSON, AZ 85740	11207111B MC GOWAN JOHN E JR 6262 N PRAIRIE WOLF LN TUCSON, AZ 85743

112074300  
POMERANTZ CHARLES & GRISSOM-  
POMERANTZ LEIGH CP/RS  
2520 N STEWART AVE  
TUCSON, AZ 85716

112074490  
SALZER MATTHEW W  
2513 N STEWART AVE  
TUCSON, AZ 85716

112074530  
MILLER MARILYN A  
2825 E LORETTA DR  
TUCSON, AZ 85716

112074900  
RHODES PAUL W & ALYCE M CP/RS  
2821 W ASHURST DR  
PHOENIX, AZ 85045

11207495E  
CRAZY HORSE RV LLC ATTN: CW & DIANNE  
WALING  
2104 W MOORE RD  
TUCSON, AZ 85755

112075100  
LIGUORI ALBERT J  
11675 E QUIET VALLEY PL  
TUCSON, AZ 85749

112075130  
HEMBREE GARRY W  
PO BOX 4023  
TUBAC, AZ 85646

112074470  
BERRIE SCOTT C & JULIE A JT/RS  
2844 E CUSHMAN DR  
TUCSON, AZ 85716

112074500  
WHITE NOLAN BRADFORD & DARLA JT/RS  
2512 N TREAT AVE  
TUCSON, AZ 85716

112074540  
STOLL KIMBERLY M  
2817 E LORETTA DR  
TUCSON, AZ 85716

112074940  
CV TUCSON INVESTMENTS LLC  
4407 MANCHESTER AVE STE 203A  
ENCINITAS, CA 92024

11207496C  
DOUG'S TREAT LLC  
6353 N CAMINO ARCO  
TUCSON, AZ 85718

112075110  
WIJEWEERA CHANDYA  
2508 N FORGEUS AVE  
TUCSON, AZ 85716

112075140  
PATTY SCOTT E SR & SUSANA M JT/RS  
7896 N SOMBRERO PEAK DR  
TUCSON, AZ 85743

112074480  
BESSEY KATE & ANDREW J CP/RS  
2838 E CUSHMAN DR  
TUCSON, AZ 85716

112074510  
MC DANIEL IAN M & PORFIRIO LAURA H  
JT/RS  
2502 N TREAT AVE  
TUCSON, AZ 85716

11207455B  
LORETTA INVESTMENTS LLC  
345 S VIA GOLONDRINA  
TUCSON, AZ 85716

11207495D  
GOLD TREE AZ LLC  
5950 N PLACITA DEL LAGARTO  
TUCSON, AZ 85718

112075090  
KMS CV 2 LLC  
5225 E PIMA ST  
TUCSON, AZ 85712

112075120  
PATTY SCOTT E & SUSANA M CP/RS  
7896 N SOMBRERO PEAK DR  
TUCSON, AZ 85743

112075150  
COUNCIL OF OWNERS OF ARCADIA  
CONDOMINIUMS ATTN: LEESA SMITH  
2506 N FORGEUS AVE  
TUCSON, AZ 85716

Peter Van Peenen V.P. - North University  
NHA  
1221 N Mountain Ave  
Tucson, AZ 85719

Elisabeth Morgan Sec.- North University  
NHA  
1315 E. Mabel St.  
Tucson, AZ 85719

Linda Wurzelbacher President - Richland  
Heights East NHA  
3301 N Wilson Ave  
Tucson, AZ 85719

Jon Miller Treas.- Richland Heights East  
NHA  
3443 N Jackson  
Tucson, AZ 85719

Sandra Miller Sec.- Richland Heights East  
NHA  
3443 N Jackson Ave  
Tucson, AZ 85719

Barbara (Bam) Miller President - Samos  
NHA  
1609 E Spring St  
Tucson, AZ 85719

David Rubin V.P. - Samos NHA  
1428 E Water St  
Tucson, AZ 85719

Denise Ceron Treas.- Samos NHA  
1600 E Spring St  
Tucson, AZ 85719

Sarah Cebolshi Sec.- Samos NHA  
1642 E Spring St  
Tucson, AZ 85719

Paul Durham Council Member - Ward 3  
1510 E. Grant RD  
Tucson, AZ 85719

Maureen Pollack V.P. - Richland Heights  
East NHA  
P.O. Box 65781  
Tucson, AZ 85728

Beverly Van Den Borre (Co-Fac) V.P. -  
Dodge Flower NHA  
P.O. Box 57004  
Tucson, AZ 85732

Alice Roe President - Blenman-Elm NHA  
P.O. Box 42092  
Tucson, AZ 85733

Steve Morrison V.P. - Blenman-Elm NHA  
P.O. Box 42092  
Tucson, AZ 85733

James "Cosmo" Cramer Treas.- Blenman-  
ElmNHA  
PO Box 42092  
Tucson, AZ 85733

Laurie Solon Sec.- Blenman-Elm NHA  
P.O. Box 42092  
Tucson, AZ 85733

R. Wiegand President - Loretta Heights NHA  
P.O. Box 69903  
Tucson, AZ 85737

Robert Sheinaus (Co-Chair) V.P. - Hedrick  
Acres NHA  
1805 E Blackledge Dr Apt. B  
Tucson, AZ 85719

B. Rand Treas.- Loretta Heights NHA  
3938 E Grant Rd Box 124  
Tucson, AZ 85712

Regina Romero Mayor  
255 W. Alameda St.  
Tucson, AZ 85701

Carolyn Minor Treas.- North University NHA  
P.O. Box 2444  
Tucson, AZ 85702

Donna M. King (Steering Comm) President -  
Cabrini NHA  
3132 E Monte Vista  
Tucson, AZ 85716

Fred Hirsh (Steering Comm) V.P. - Cabrini  
NHA  
3027 N Palo Verde  
Tucson, AZ 85716

Dennis Williams(Steering Comm) Treas.-  
Cabrini NHA  
1323 W Havasuipai  
Tucson, AZ 85716

Elly Hirsh (SComm) Sec.- Cabrini NHA  
3027 N Palo Verde  
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Deirdre Brosnihan (Co-Fac.) President -  
Dodge Flower NHA  
2718 N Richey Blvd  
Tucson, AZ 85716

Helen Garfinkle (Co-Chair) V.P. - Doolen-  
Fruitvale NHA  
2776 N Sparkman Blvd  
Tucson, AZ 85716

Helen L. Garfinkle Treas.- Doolen-Fruitvale  
NHA  
2776 N Sparkman Blvd  
Tucson, AZ 85716

Catherine Harris Sec.- Doolen-Fruitvale  
NHA  
NO SECRETARY ADDRESS  
Tucson, AZ 85716

Fran Garcia President - North Dodge NHA  
3655 E Glenn St  
Tucson, AZ 85716

Ronni Kotwica President - Palo Verde NHA  
3230 E Seneca  
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Kathryn Ferguson V.P. - Loretta Heights  
NHA  
2408 N Loretta Dr  
Tucson, AZ 85716

Veronica Ostertag Sec.- Loretta Heights  
NHA  
2900 E Loretta Dr  
Tucson, AZ 85716

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NHA  
P.O. Box 41243  
Tucson, AZ 85717

Patricia Gehlen (VP) V.P. - Jefferson Park  
NHA  
P.O. Box 41243  
Tucson, AZ 85717

Erin Posthumus Treas.- Jefferson Park NHA  
P.O. Box 41243  
Tucson, AZ 85717

Rosemary Bolza Sec.- Jefferson Park NHA  
P.O. Box 41243  
Tucson, AZ 85717

William Halvorson President - Campbell-  
Grant NHA  
2010 E Conner Strav  
Tucson, AZ 85719

Stephen Collen V.P. - Campbell-Grant NHA  
2223 E Calle Alta Vista  
Tucson, AZ 85719

Jana Guymon Treas.- Campbell-Grant NHA  
2010 E Conner Strav  
Tucson, AZ 85719

Chris Janton Sec.- Campbell-Grant NHA  
2202 E Towner St  
Tucson, AZ 85719

Dan Schnoll President - Catalina Vista NHA  
2215 E Edison St  
Tucson, AZ 85719

Alison M. Hughes V.P. - Catalina Vista NHA  
2223 E Edison St  
Tucson, AZ 85719

Nicholas King Treas.- Catalina Vista NHA  
160 N Sierra Vista Dr  
Tucson, AZ 85719

Kelly Button Sec.- Catalina Vista NHA  
2301 E Waverly St  
Tucson, AZ 85719

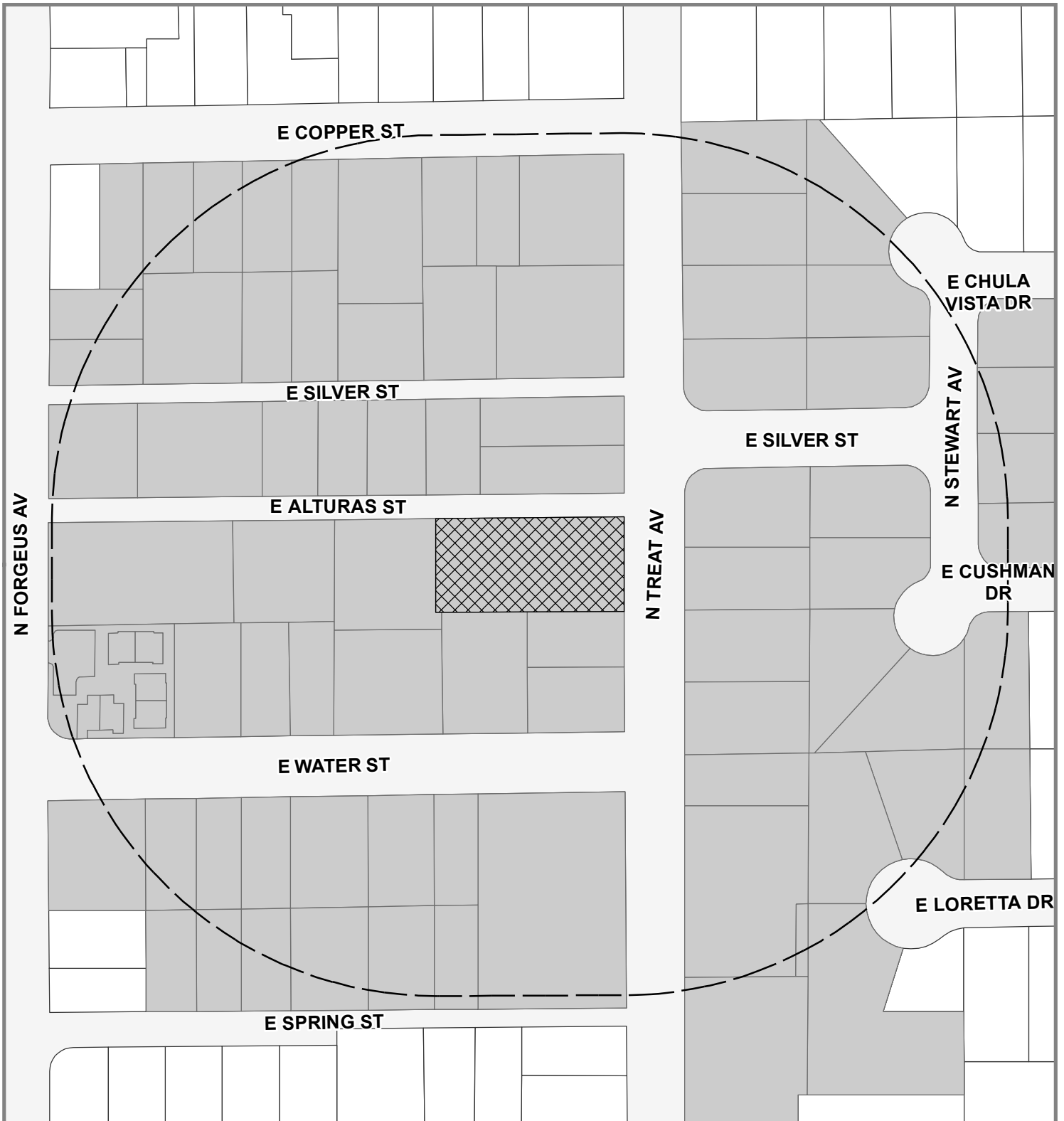
Glenn Perkins (Co-Chair) President -  
Hedrick Acres NHA  
817 E Glenn Street  
Tucson, AZ 85719

Roslyn Ioane (Co-Treasuer) Treas.- Hedrick  
Acres NHA  
3500 N. Cherry  
Tucson, AZ 85719



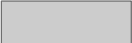
Linda Drew (Co-Sec) Sec.- Hedrick Acres  
NHA  
1575 E Blacklidge Dr.  
Tucson, AZ 85719

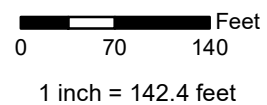
Grace E. Rich President - North University  
NHA  
1340 N. Santa Rita  
Tucson, AZ 85719

# T20PRE0126 COT Water Well Site - Treat



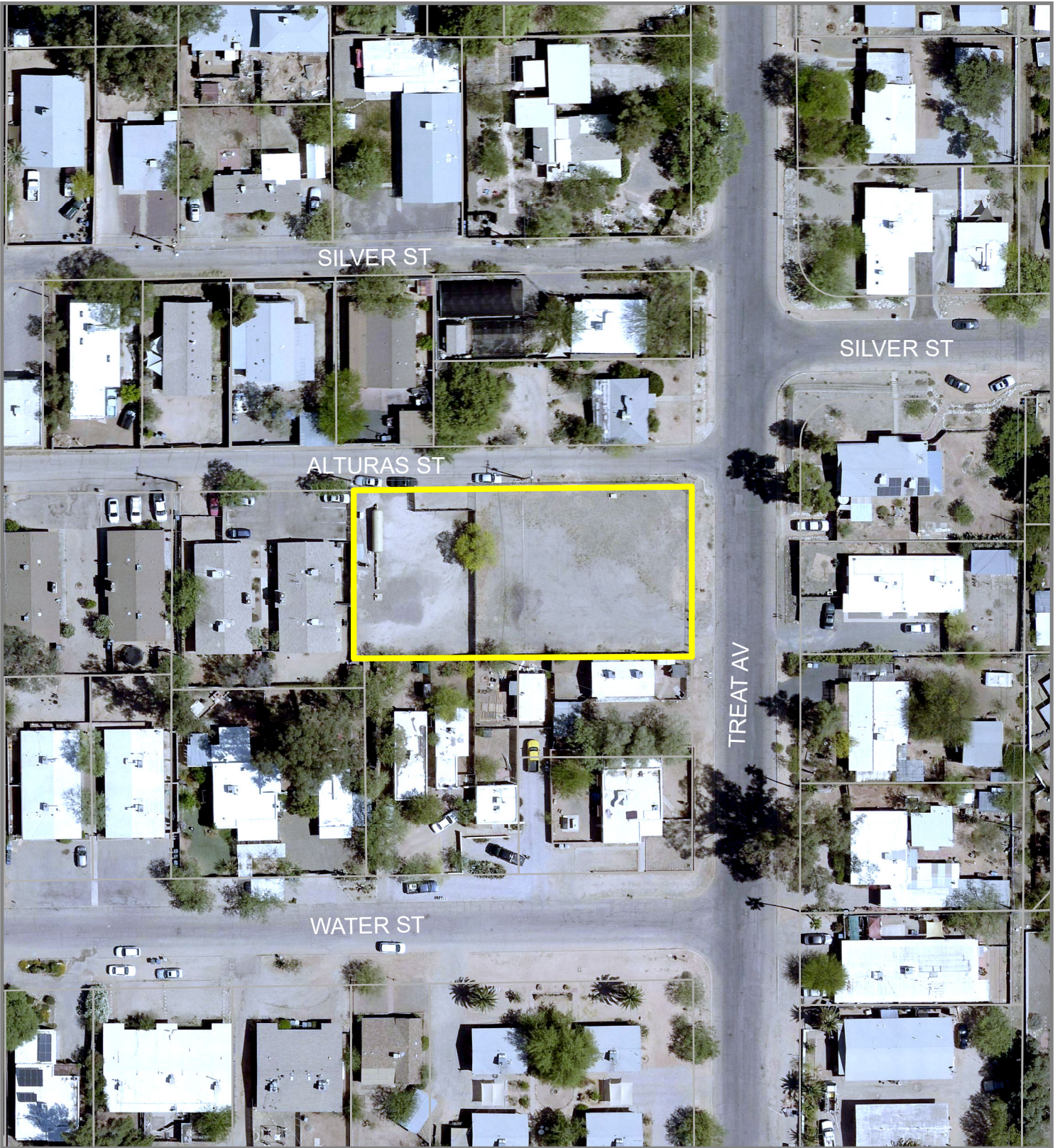
Address: 2525 N TREAT AV  
Base Maps: Sec.32 T.13 R.14  
Ward: 3

-  Area of Special Exception Request
-  Notification Area (400-foot Radius)
-  Properties Notified





T20PRE0126 COT Water Well Site - Treat



Address: 2525 N TREAT AV  
Base Maps: Sec.32 T.13 R.14  
Ward: 3

0 30 60  
Feet

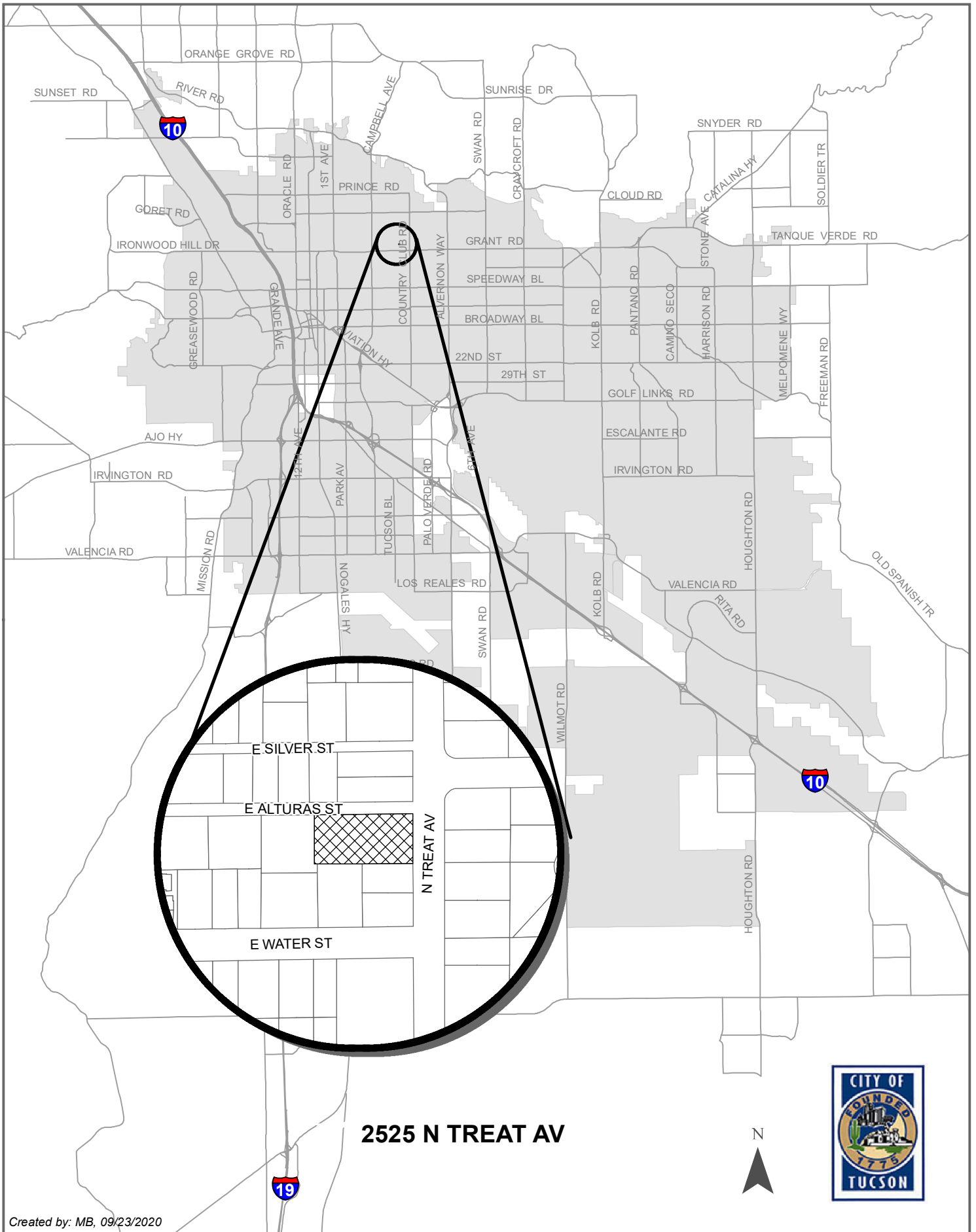
1 inch = 79.268495 feet



2018 Aerial

Created by: MB, 09/23/2020

# T20PRE0126 COT Water Well Site - Treat



**2525 N TREAT AV**

# 2525 NORTH TREAT AVENUE WELL (B-044C)

*Special Exception  
Neighborhood Meeting*

*October 21, 2020*



# CONTEXT MAP



SEQUOYAH STREET

COPPER STREET

COPPER STREET

CHULA VISTA DRIVE

SILVER STREET

ALTURAS STREET

CUSHMAN DRIVE

TUCSON BOULEVARD

WATER STREET

SUBJECT PROPERTY  
(0.44 AC)

COUNTRY CLUB ROAD

SPRING STREET

TREAT AVENUE

GRANT ROAD



# EXISTING CONDITIONS

7' FENCE  
(6' CHAIN-LINK / 1'  
RAZOR WIRE)

ALTURAS STREET

MONITOR WELL

ORIGINAL WELL  
(DRILLED 1951)

NEW WELL  
(DRILLED 2019)

COUNTRY GLENN  
NEIGHBORHOOD  
PARK AREA

7' FENCE  
(6' CHAIN-LINK WITH  
PLASTIC SLATS / 1'  
RAZOR WIRE)

RE-SLATED  
EXISTING  
CHAIN-LINK FENCE

FORMER WELL  
(DRILLED 1966)

GRAVEL DRIVEWAY  
LINED WITH  
BOLLARDS

TREAT AVENUE

RE-SLATED  
EXISTING  
CHAIN-LINK FENCE

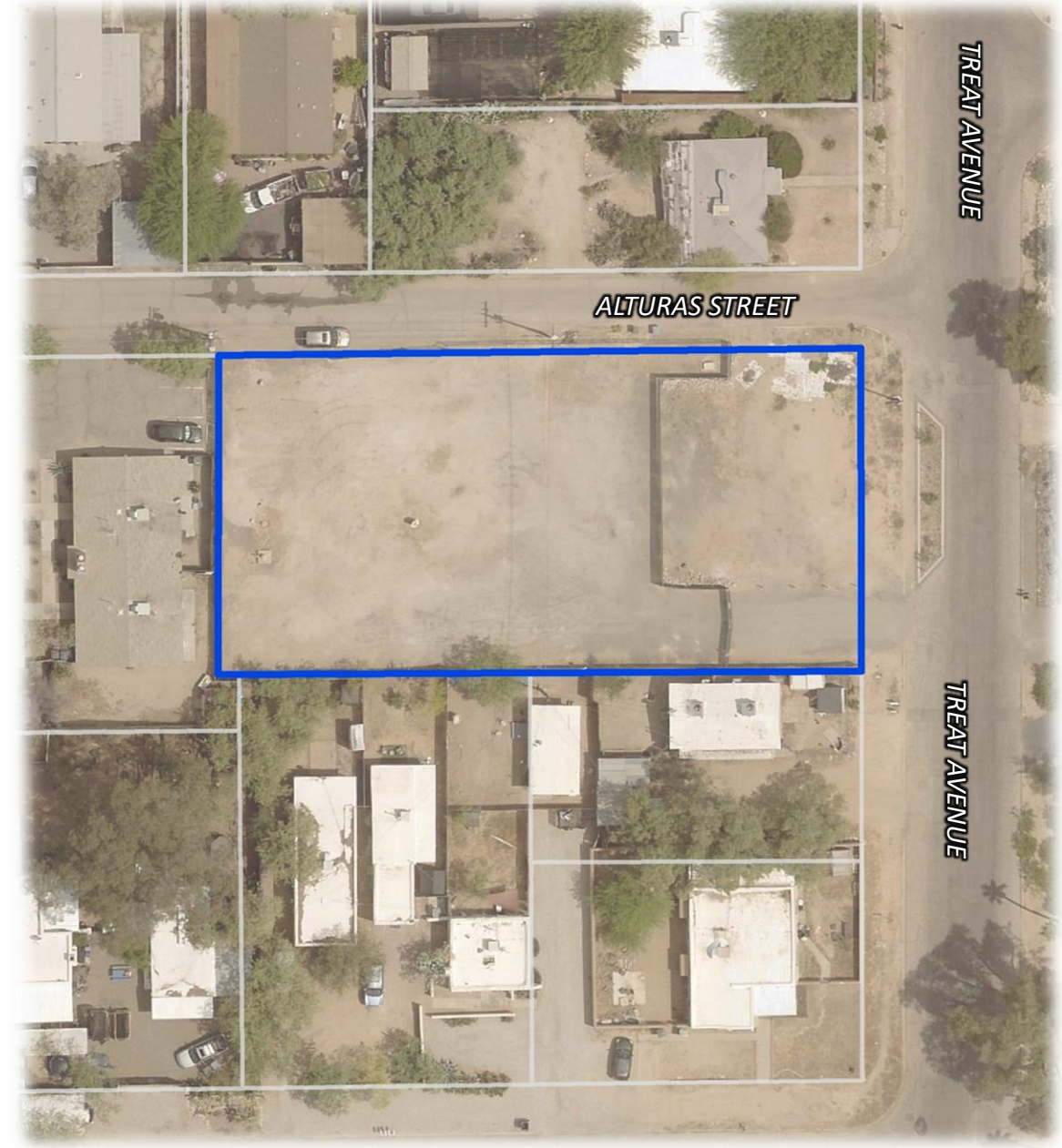
VEHICULAR GATE  
(TO REMAIN)



# SITE AERIAL



AERIAL PHOTOGRAPH FROM 2018

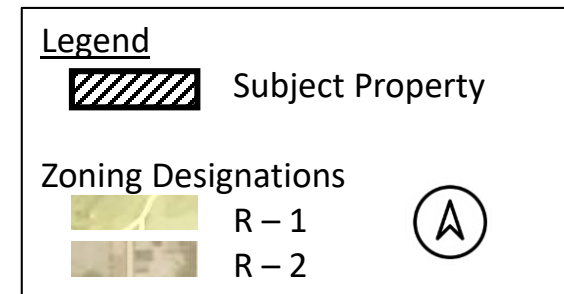
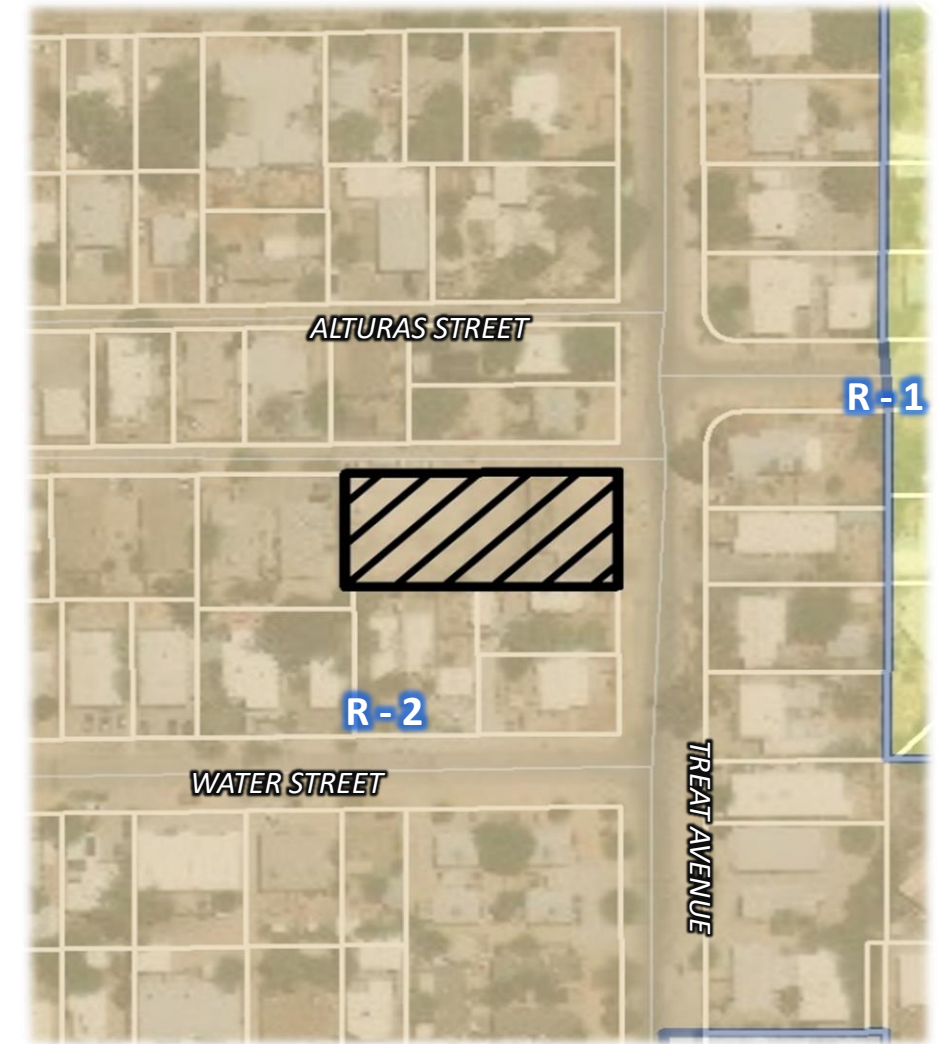


AERIAL PHOTOGRAPH FROM 2020

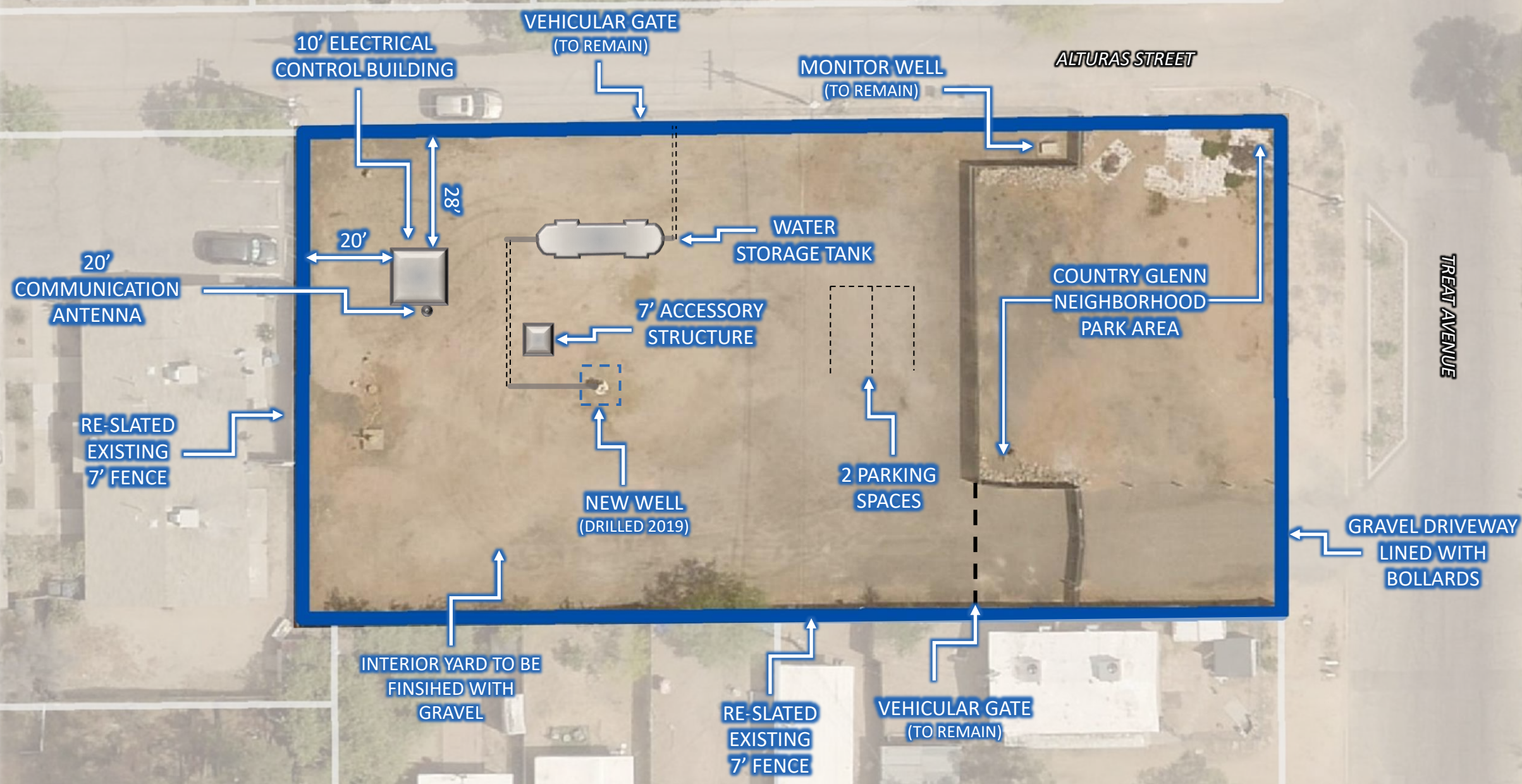


# SPECIAL EXCEPTION PROCESS

- Process to allow specific land uses on properties with zoning designations that would not typically permit the use.
  - Well is considered “Utility Distribution Use” which is not outright permitted in R-2 zone (residential zone)
- Requires conformance with “use-specific” standards and approval from the Zoning Examiner
- Applicable Use-Specific Standards
  - *The setback of the facility, including walls or equipment, shall be 20 feet from any adjacent residential zone*
  - *The use shall not have any service or storage yards*
  - *The Design Review Board (DRB) shall review all applications and make recommendations to the Zoning Examiner to ensure compatibility with surrounding uses*
  - *The use shall be located wholly within an enclosed building or within an area enclosed on all sides with a masonry wall or compact evergreen hedge, not less than six feet, nor more than ten feet, in height*
  - *The use shall be limited to water pumping and storage facilities, telephone exchanges, and power substations with an input voltage of no greater than 138 kilovolts*



# PROPOSED SITE PLAN











# 2525 NORTH TREAT AVENUE WELL (B-044C)

*QUESTIONS?*