

Affidavit of Posting

● City of Tucson ●

State of Arizona
County of Pima

} ss

I, the undersigned, the duly appointed City Clerk for the City of Tucson, Arizona, do hereby affirm the following Ordinance(s)/Resolution(s) was (were) posted in the Ordinances/Resolutions Binder in the lobby of the City Hall, 255 W. Alameda.

Ordinance Nos. 12189 and 12190

Date adopted by Mayor and Council: September 9, 2025

Date Posted: September 11, 2025

To remain posted until: October 12, 2025

In witness whereof, I have hereunto set my hand and affixed the seal of the City of Tucson, Arizona, this 11th day of September.

Suzanne Mesich
City Clerk

By:


Deputy City Clerk

CITY CLERK FILE NOTE: Date prepared by Leg.Acts/Agenda Section: 09/10/25.
Date received by Mail Clerk: 09/10/25.
Date received by Public Records Section: 09/210/25.

WMO

ADOPTED BY THE
MAYOR AND COUNCIL

September 9, 2025

ORDINANCE NO. 12190

RELATING TO ZONING: AMENDING ZONING DISTRICT BOUNDARIES IN THE AREA LOCATED AT THE NORTHEAST CORNER OF 29TH STREET AND SAHUARA AVENUE IN CASE C9-19-10, CORBETT – 29TH STREET, R-1 TO R-2; AND SETTING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF TUCSON, ARIZONA, AS FOLLOWS:

WHEREAS, by the adoption of this Ordinance the Mayor and Council has considered the probable impacts on the costs of housing construction.

SECTION 1. The zoning district boundaries in the area located at the northeast corner of 29th Street and Sahuara Avenue are hereby amended from R-1 to R-2 as shown on the map marked Ordinance No. 12190. The final plat was recorded on October 4, 2021 in substantial compliance with the requirements attached hereto as Exhibit "A" set forth by the Mayor and Council on November 6, 2019 and September 9, 2025.

SECTION 2. The Mayor and Council find that this rezoning complies and conforms with the General Plan; there are no applicable specific plans for this case.

SECTION 3. Notwithstanding any provision of the Tucson Code relating to lot split approval, no grading, grubbing, filling, excavation, construction, or other physical

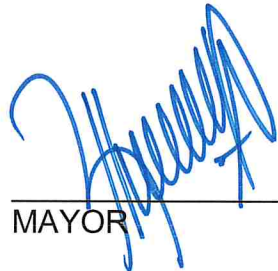
alteration of the site in furtherance of the project contemplated by this Ordinance shall occur prior to the final plat recordation date of the R-2 zoning classification.

SECTION 4. This Ordinance becomes effective thirty (30) days after it is adopted by the Mayor and Council and is available from the City Clerk.

SECTION 5. The provisions of this Ordinance, including the attached conditions, cannot be given effect individually, and to this end, the provisions of this Ordinance and the attached conditions are not severable.

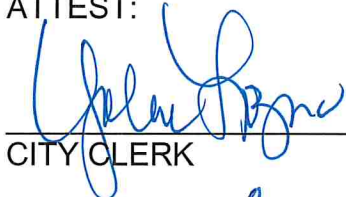
SECTION 6. The various officers and employees are authorized and directed to perform all acts necessary or desirable to give effect to this Ordinance.

PASSED, ADOPTED, AND APPROVED by the Mayor and Council of the City of Tucson, Arizona, September 9, 2025.




MAYOR

ATTEST:



CITY CLERK

APPROVED AS TO FORM:



CITY ATTORNEY

REVIEWED BY:



CITY MANAGER

EXHIBIT “A” TO ORDINANCE No. 12190

Requirements for Rezoning Case C9-19-10 Corbett – 29th Street, R-1 to R-2 as established by Mayor and Council on November 6, 2019 and September 9, 2025.

This Ordinance is subject to the following conditions:

PROCEDURAL

1. A development package/plat in general compliance with the preliminary development package dated October 31, 2019 and required reports, covering the rezoning site is to be submitted and approved in accordance with the *Administrative Manual*, Section 2-06.
2. The property owner shall execute a waiver of potential claims under A.R.S. Sec. 12-1134 for this zoning amendment as permitted by A.R.S. Sec. 12-1134(I) in the form approved by the City Attorney and titled “Agreement to Waive Any Claims Against the City for Zoning Amendment.” The fully executed Waiver must be received by the Planning & Development Services Department before the item is scheduled for Mayor and Council action.
3. Historic or prehistoric features or artifacts discovered during future ground disturbing activities should be reported to the City of Tucson Historic Preservation Officer. Pursuant to A.R.S. Sec. 41-865 the discovery of human remains and associated objects found on private lands in Arizona must be reported to the Director of Arizona State Museum.
4. Any relocation, modification, etc., of existing utilities and/or public improvements necessitated by the proposed development shall be at no expense to the public.
5. Five years are allowed from the date of initial authorization to implement and effectuate all Code requirements and conditions of rezoning.

LAND USE COMPATABILITY

6. No two adjoining lots within the subdivision shall be developed with the same model/façade.
7. A minimum of one-third (1/3) of the lots shall be limited to single-story construction, not to exceed eighteen (18) feet in height.

ROAD IMPROVEMENTS/VEHICULAR ACCESS/CIRCULATION

8. All offsite improvements required with the development, such as street improvements, bus stop improvements, curb, sidewalk, and ADA ramps shall be coordinated with the City of Tucson’s Department of Transportation and Mobility.
9. There shall be no direct vehicular access onto Sahuara Avenue from the project site.

C9-19-10 -Corbett - 29th St
Rezoning Request: From R-1 to R-2



Area of Rezoning: R-1 to R-2

Ordinance 12190

Adoption Date September 9, 2025

0 125 250 Feet
1 inch = 250 feet



Ordinance becomes effective 30 days after adoption by Mayor and Council and when it is made available by the City Clerk.

Legal Description: W 569.48' OF S 625.56' OF SW4 NE4 LESS NE COR
LESS W 30' & S 40' S 8. AC
P 4-24-14-14

Director, Planning & Development Services Department

