

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. 12200
12201

Resolution No. 24038

Date adopted by Mayor and Council: November 18, 2025

Date Posted: November 19, 2025

To remain posted until: December 20, 2025

In witness whereof, I have hereunto set my hand and affixed the seal of the City of Tucson, Arizona, this 19th day of November.

Suzanne Mesich
City Clerk

By:


Deputy City Clerk

CITY CLERK FILE NOTE: Date prepared by Leg.Acts/Agenda Section: 11/19/25.
Date received by Mail Clerk: 11/19/25.
Date received by Public Records Section: 11/19/25.

ADOPTED BY THE
MAYOR AND COUNCIL

November 18, 2025

ORDINANCE NO. 12201

RELATING TO ZONING: AMENDING ZONING DISTRICT BOUNDARIES IN THE AREA LOCATED AT THE SOUTHEAST CORNER OF ESCALANTE ROAD AND EVERGREEN AVENUE IN CASE TP-ENT-1023-00042, PEPPER VINER – ESCALANTE RD, SR 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 southeast corner of Escalante Road and Evergreen Avenue are hereby amended from SR to R-2 as shown on the map marked Ordinance No. 12201 upon recordation of a final plat in substantial compliance with the requirements hereto as Exhibit “A” set forth by the Mayor and Council on April 9, 2024, if such issuance takes place on or after the effective date of this Ordinance and before April 9, 2029.

SECTION 2. The Mayor and Council find that this rezoning complies and conforms with the General Plan and all applicable specific plans; including the *South Pantano Area Plan* and the *Groves Neighborhood Plan*.


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, November 18, 2025.



MAYOR

ATTEST:



CITY CLERK

APPROVED AS TO FORM:



CITY ATTORNEY

REVIEWED BY:



CITY MANAGER

PG/tt
10/24/2025

EXHIBIT "A" TO ORDINANCE No. 12201

Requirements for Rezoning Case TP-ENT-1023-00042, SR to R-2 as established by Mayor and Council on April 9, 2024.

This Ordinance is subject to the following conditions:

PROCEDURAL

1. A development package in substantial compliance with the preliminary development plan, dated November 13, 2023, and required reports, are to be submitted and approved in accordance with the UDC *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. Should historic or prehistoric features, artifacts, or funerary items be discovered during grading, boring, trenching, or other ground disturbing activities, work shall cease immediately, and the Tucson Historic Preservation Office shall be contacted to assess the resource. 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.
6. Technical standards will apply during the development process.

LAND USE COMPATIBILITY

7. Lots 14, 20, 26-36, and any two of the lots in the row containing 15-19 and 39-42 shall be restricted to single-story homes with a maximum height of 16 feet.
8. Graffiti on walls or on any other location on site shall be removed within seventy-two (72) hours of discovery.
9. There is existing parking in the proposed drainage common area on the east side serving the neighboring building. The parking will not be counted as retention or detention area because it is impervious. If the parking is demolished, a geotechnical

report will be required during the development stage to allow a drainage basin that close to the existing building.

10. Per UDC 8.7.3.G-1, to the greatest degree practical, detention and retention basins within an FLD shall be designed as Functional Open Space (See UDC 8.7.3-F) by incorporating Multiple Use Concepts and Aesthetic Design Guidelines described in Chapter 4 of the Stormwater Detention/Retention Manual, the floodplain ordinance, and in Accordance with UDC Section 7.6.6.C, Stormwater Runoff. FOS amenities within detention and retention basins may count toward meeting Functional Open Space requirements and developed in accordance with UDC Section 7.11, Detention and Retention Basins. In accordance with this section, the Applicant must show that the basin on the east side of the property is being utilized as functional open space.
11. Note that per UDC Section 8.7.3.H-2, one canopy tree shall be provided every 40 feet of pedestrian circulation systems. If providing canopy trees every 40 feet is not achievable, the Applicant shall provide the equivalent number of trees that would be obtained using the 40-foot measurement and distribute the trees within the FLD project site along pedestrian circulation systems and within functional open space areas.

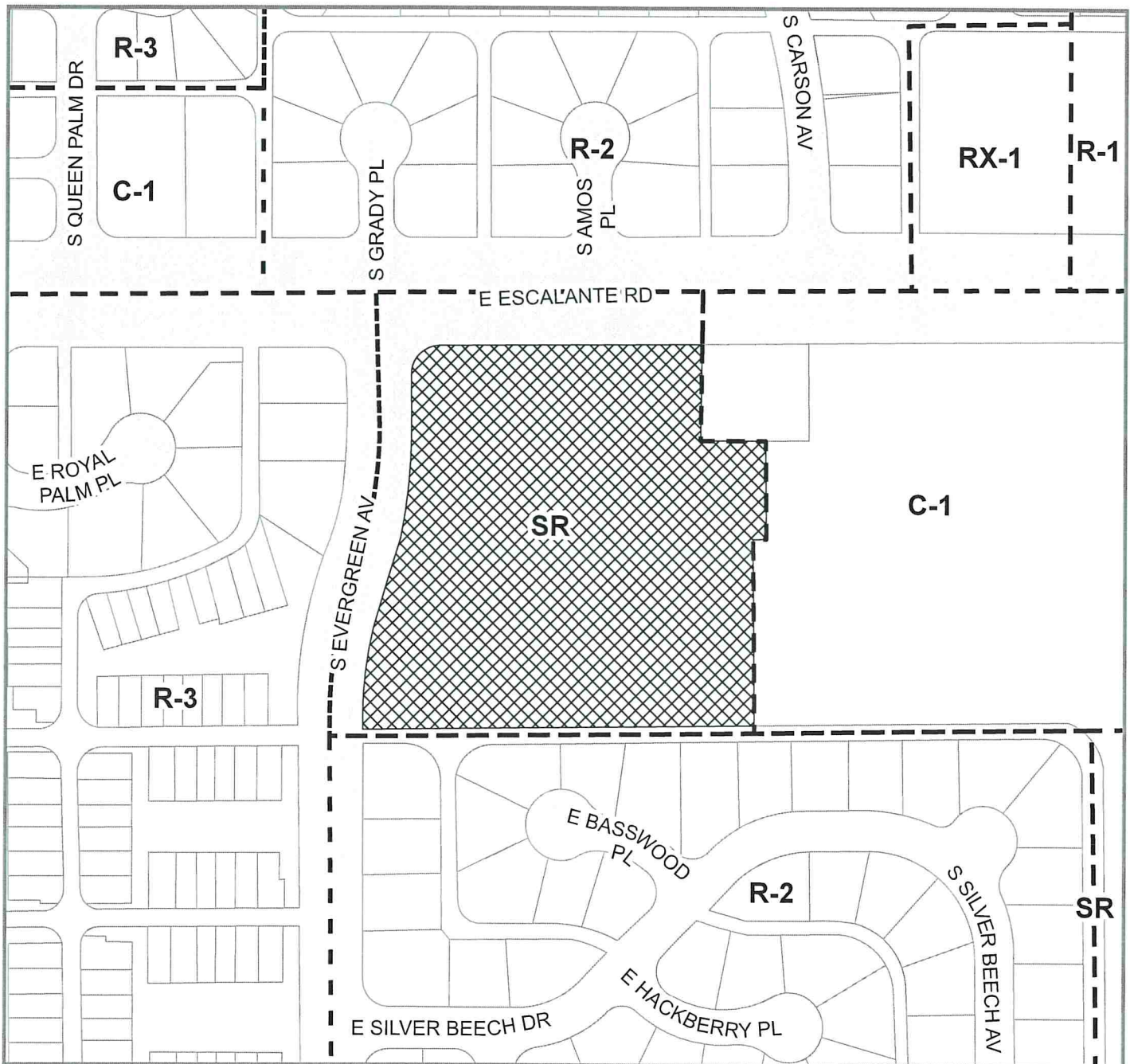
ROAD IMPROVEMENTS/VEHICULAR ACCESS/CIRCULATION

12. All offsite improvements required with the development, such as street improvements, curb, sidewalk, and ADA ramps shall be coordinated with the City of Tucson's Department of Transportation and Mobility.

WASTEWATER

13. Pima County Wastewater Reclamation provides the condition that the owner/developer shall obtain written documentation from the Pima County Regional Wastewater Reclamation District (PCRWRD) that treatment and conveyance capacity is available for any new development within the rezoning area, no more than 90 days before submitting any tentative plat, development plan, sewer improvement plan or request for building permit for review. Should treatment and/or conveyance capacity not be available at that time, the owner/developer shall have the option of funding, designing, and constructing the necessary improvements to Pima County's public sewerage system at their sole expense or cooperatively with other affected parties. All such improvements shall be designed and constructed as directed by the PCRWRD.

TP-ENT-1023-00042, SR to R-2



Area of Rezoning

Ordinance 12201

Adoption Date November 18, 2025

0 100 200 Feet
1:2,453



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

Legal Description:

W541.07' M/L E1184.07' M/L N604.86' M/L NE4 NE4 EXC N75' 6 AC SEC 32-14-15

Director, Planning & Development Services Department