

# 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. 12256, 12257, 12258  
Resolution No. 24129, 24131, PHA2026-53


Date adopted by Mayor and Council: June 9, 2026

Date Posted: June 12, 2026

To remain posted until: July 13, 2026

In witness whereof, I have hereunto set my hand and affixed the seal of the City of Tucson, Arizona, this 12th day of June 2026.

Marisa Stoller  
City Clerk

By:   
Deputy City Clerk

CITY CLERK FILE NOTE: Date prepared by Leg.Acts/Agenda Section: 06/12/26  
Date received by Mail Clerk: 06/12/26  
Date received by Public Records Section: 06/12/26

ADOPTED BY THE  
MAYOR AND COUNCIL

June 9, 2026

ORDINANCE NO. 12257

RELATING TO ZONING: AMENDING ORDINANCE 11215 RELATING TO ZONING CONDITIONS IN THE AREA LOCATED AT THE SOUTHEAST CORNER OF CAMPBELL AVENUE AND DREXEL ROAD IN CASE TP-MOD-0226-000016 - DREXEL MULTI-FAMILY APARTMENT, C-2, AND SETTING AN EFFECTIVE DATE.

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

WHEREAS, On September 23, 2014, the original development package was approved by the City with conditions established by the Mayor and Council, including substantial compliance with the Preliminary Development Plan (the "PDP").

WHEREAS, On February 18, 2015, Mayor and Council voted 7-0 to reactivate and grant a time extension as well as adopt Ordinance No.11215.

WHEREAS, On July 16, 2015, the conditions of the rezoning case (C9-09-04) as established by Ordinance No. 11215, were met and the zoning changed to C-2 with the issuance of a building permit (T14CM04237).

WHEREAS, On May 21, 2024, Mayor & Council voted 7-0 to approve a modification to the rezoning (TP-MOD-1123-000027) changing the proposed land use, PDP, and conditions and replacing the proposed self-storage facility with a 98-unit multifamily apartment complex.

WHEREAS, Due to evolving market conditions, rising construction costs, labor shortages, tariffs, and other related financing constraints, the original project is no longer feasible.

WHEREAS, The new concept consists of a three-story apartment community comprised of four residential buildings with a total of 156 units, a small community building, parking areas, resident amenities, and landscaping, including the dedication and required enhancements for the Rodeo Wash Greenway.

WHEREAS, The revised PDP locates the four apartment buildings closer to Drexel and Campbell Roads, offering privacy mitigation to nearby residents as well as conforming to modern best practices for urban streetscapes.

WHEREAS, The proposed PDP revisions also includes an increase in allowed building height to reflect the underlying UDC standard for the C-2 Zone, allowing for the three-story construction along with other enhancements.

WHEREAS, The applicant also requests removal of conditions no longer relevant to the newly proposed project and reflecting requirements under the Unified Development Code (the "UDC"), rather than the prior Tucson Land Use Code (the "LUC").

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

SECTION 1. The zoning conditions in the area located at the southeast corner of Campbell Avenue and Drexel Road are hereby amended from C-2 as shown on the attached map marked Ordinance No. 12257 and with the requirements attached hereto as Exhibit "A" set forth by the Mayor and Council on June 9, 2026, and the effective date of this Ordinance and before July 9, 2026.

SECTION 2. Notwithstanding any provision of the Tucson Code, no grading, grubbing, filling, excavation, construction, or other physical alteration of the site in

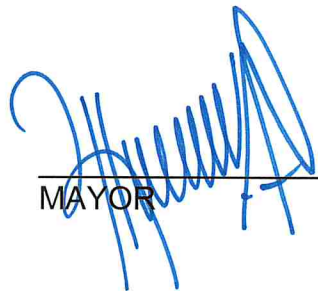
furtherance of the project contemplated by this Ordinance shall occur prior to the effective date of the C-2 zoning classification.

SECTION 3. This Ordinance becomes effective thirty (30) days after it is adopted by the Mayor and Council and is available from the City Clerk.


SECTION 4. 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 5. The various City officers and employees are authorized and directed to perform all acts necessary or desirable to give effect to this Ordinance.

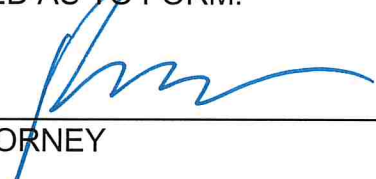
PASSED, ADOPTED, AND APPROVED by the Mayor and Council of the City of Tucson, Arizona, June 9, 2026.

  
\_\_\_\_\_  
MAYOR

ATTEST:

  
\_\_\_\_\_  
CITY CLERK

APPROVED AS TO FORM:

  
\_\_\_\_\_  
CITY ATTORNEY

REVIEWED BY:

  
\_\_\_\_\_  
CITY MANAGER

JA/tt  
05/19/2026

## **EXHIBIT “A” TO ORDINANCE No. 12257**

Requirements for Rezoning Case TP-MOD-0226-000016 – Drexel Road as established by Mayor and Council on June 9, 2026.

This Ordinance is subject to the following conditions:

### **PROCEDURAL**

1. A preliminary development plan in substantial compliance with the preliminary development plan dated March 16, 2026, and 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 (l) in the form approved by the City Attorney and titled “Agreement to Waive Any Claims Against the City for Zoning Amendment”.
3. An Airport Disclosure Statement must be completed and submitted electronically to the Tucson Airport Authority either electronically (email: srobidoux@flytucson.com) or by mail (address: Tucson Airport Authority, 7250 South Tucson Boulevard, Suite 300, Tucson AZ 85756).
4. An archaeological assessment and survey shall be performed by a qualified archaeologist before any grading or other ground modification takes place. If cultural features or remains are found, testing and data recovery shall be completed as needed. Copies of testing plans, testing reports, data recovery plans and final reports shall be submitted to and approved by the City Historic Preservation Office prior to construction work commencing. If, during construction, human remains and/or associated burial items are discovered, ground disturbing activities in the vicinity of the discovery will cease, the discovery site will be secured, and the Arizona State Museum will be immediately notified as required under A. R. S. 41-865.
5. Dedication of a 50-foot-wide trail access easement along Rodeo Wash to include:
  - a. A 10-foot-wide paved asphalt path to be constructed within the easement
  - b. Easement shall be landscaped.
  - c. A safety railing shall be provided along Rodeo Wash.
  - d. Final path design, landscaping and irrigation of easement corridor and trail connections shall be subject to approval by the City of Tucson Parks and Recreation Department.
6. Any relocation, modification, etc., of existing utilities and/or public improvements necessitated by the proposed development shall be at no expense to the public.

7. Owner/developer shall enter into a Sewer Service Agreement with Pima County that specifies the improvements to be made to Pima County's public sewerage system, and the timing of said improvements.

#### LAND USE COMPATABILITY

8. All lighting provided onsite shall be shielded, directed downward, and in compliance with the City's Outdoor Lighting Code.
9. Building height shall be a maximum of 40 feet.
10. Exterior mechanical equipment shall be screened from the view of surrounding properties and streets.

#### Quality in Design

11. Enhanced landscaping shall be provided along the southern edge of the site, within the 50-foot wide WASH Ordinance study area.

#### DRAINAGE/GRADING/VEGETATION

12. Preparation of a complete Drainage Report, including details of detention/retention, is required. Should detention/retention be required, the following will apply:
  - a. Each detention/retention basin shall include a sediment trap, or other sediment control measures as approved by the City Engineer, to prevent sedimentation of the detention/retention basin. Each sediment trap, or other sediment control measure, shall have a provision for total drainage.
  - b. Detention/retention basin floors shall be graded to drain either toward the outlet structure or other logical point. Basin floors shall not be flat.
  - c. Detention/retention basins in or adjacent to the residential area shall be located adjacent to a street or accessible common area. Basin side slopes in the adjacent area(s) shall be designed and constructed in accordance with the requirements of the Detention/Retention Manual for human activity zones.
  - d. Rectangular basin shapes shall be avoided unless necessitated by recreational or visual amenities within the basin.
  - e. Vegetation shall be used as screening and/or security barrier for a minimum of ten percent of the basin perimeter.
  - f. All security barriers and screening for detention/retention basins shall meet Safe By Design guidelines.

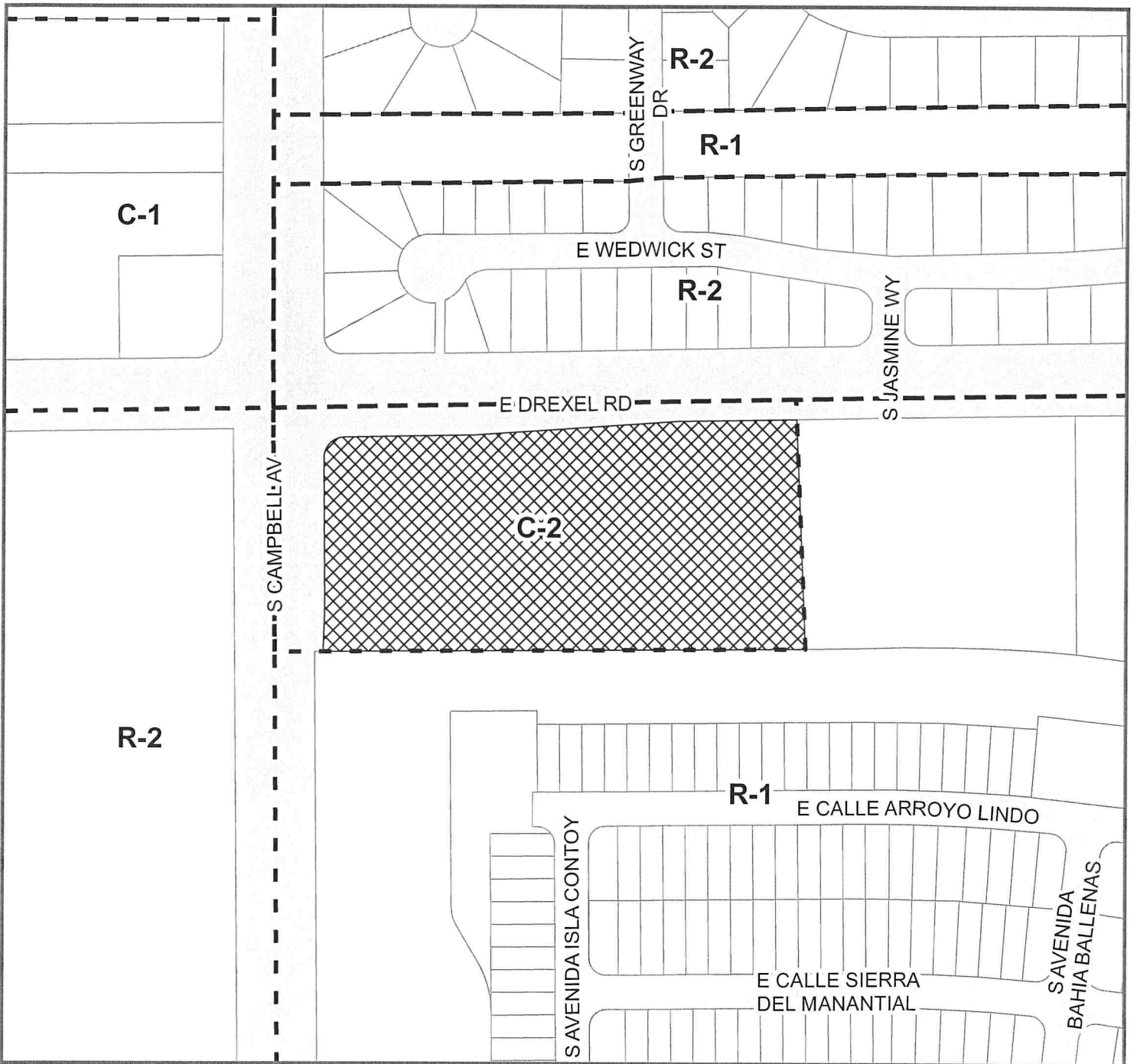
13. This project will comply with the Commercial Rainwater Harvesting Ordinance.

ROAD IMPROVEMENTS/VEHICULAR ACCESS/CIRCULATION

14. The access drive on Drexel Road shall be located a minimum of 300 feet from the Campbell Avenue/Drexel Road intersection, and the access drive on Campbell Avenue shall be located a minimum of 150 feet from the Campbell Avenue/Drexel Road intersection.
15. A sign shall be posted at the Drexel Road exit, reading "Watch for pedestrians and bicyclists".
16. Applicant shall dedicate or verify the existence, of the east half right-of-way of Campbell Avenue per the MS&RP, including intersection widening.
17. Applicant shall dedicate a 30-foot radius spandrel at the northwest corner of the site.

Applicant shall install additional lane pavement, curbs and sidewalks along Campbell Avenue and Drexel Road frontages of the site. Said improvements shall include necessary traffic signal modifications and pavement tapers beyond the limits of the site.

TP-MOD-0226-000016 - 2000 E DREXEL RD



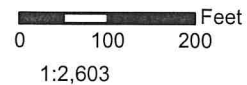
Subject Property



Zone Boundaries

Ordinance 12257

Adoption Date June 9, 2026



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

Legal Description:

PTN N336.71' E709.91' W781.85' NW4 LYG S & ADJ RD 5.27 AC SEC 8-15-14

Director, Planning & Development Services Department