

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. 12264

Date adopted by Mayor and Council: July 21, 2026

Date Posted: July 24, 2026

To remain posted until: August 24, 2026

In witness whereof, I have hereunto set my hand and affixed the seal of the City of Tucson, Arizona, this 23rd day of July 2026.



Marisa Stoller
City Clerk

By:


Deputy City Clerk

CITY CLERK FILE NOTE: Date prepared by Leg. Acts/Agenda Section: 07/23/26.
Date received by Mail Clerk: 07/23/26.
Date received by Public Records Section: 07/23/26.

ADOPTED BY THE
MAYOR AND COUNCIL

July 21, 2026

ORDINANCE NO. 12264

RELATING TO ZONING: AMENDING ZONING DISTRICT BOUNDARIES IN THE AREA LOCATED APPROXIMATELY 850 FEET WEST OF CAMPBELL AVENUE AND PRINCE ROAD INTERSECTION, ON THE NORTH SIDE OF PRINCE ROAD IN CASE TP-ENT-0426-00007, THE WELL PROPERTIES, O-3 TO C-1 AND SETTING AN EFFECTIVE DATE.

WHEREAS, The Planning Center, representing the Applicant requests a rezoning of a 0.51 acre parcel located at 1673-1643 Prince Road located approximately 850 feet west of Campbell Avenue and Prince Road intersection, from Office O-3 to Commercial C-1; and,

WHEREAS, The purpose of the requested change is to provide zoning to allow Personal Service uses within the existing 3,000-square foot building, uses not allowed in the O-3 zone; and,

WHEREAS, The Applicant is requesting a Direct Ordinance Adoption and has submitted a Minor Development Package (TD-DEV-0426-00112); and,

WHEREAS, A neighborhood meeting was held on April 2, 2026, that was sparsely attended, and little to no negative feedback was received; and,

WHEREAS, The Zoning Examiner held a Public Hearing on June 4, 2026, where the Zoning Examiner found conformance with *Plan Tucson 2025* and the *Northside Area Plan* and that the rezoning request is compatible with the *Plan Tucson 2025's* Future Growth Scenario Maps; and,

WHEREAS, Finding Applicant's rezoning request in conformance with *Plan Tucson 2025* and the *Northside Area Plan* and that the rezoning request is compatible with the *Plan Tucson 2025's* Future Growth Scenario Maps with little to no opposition to the application, the Zoning Examiner recommended approval subject to the recommended conditions.

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

SECTION 1. The zoning district boundaries in the area located approximately 850 feet west of Campbell Avenue and Prince Road intersection, on the north side of Prince Road are hereby amended from O-3 to C-1 as shown on the attached map marked Ordinance No. 12264 upon inspection of the site for compliance with the requirements attached hereto as Exhibit "A" set forth by the Mayor and Council on July 21, 2026, if such site improvements and site inspection verification takes place on or after the effective date of this ordinance and before July 21, 2031.

SECTION 2. The Mayor and Council find that this rezoning complies and conforms with the General Plan, and the *Northside Area 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 effective date of the C-1 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, July 21, 2026.



MAYOR

ATTEST:



CITY CLERK

APPROVED AS TO FORM:



CITY ATTORNEY

REVIEWED BY:



CITY MANAGER

JA/tt
07/10/2026

EXHIBIT “A” TO ORDINANCE No. 12264

Requirements for Rezoning Case TP-ENT-0426-00007 The Well Properties, O-3 to C-1 (Ward 3) as established by Mayor and Council on July 21, 2026.

This Ordinance is subject to the following conditions:

PROCEDURAL

1. A development package in substantial compliance with the Preliminary Development Plan (PDP), dated April 22, 2026, and required reports, are 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 any future ground disturbing activities should be reported to the City of Tucson Historic Preservation Officer. Pursuant to A.R.S. 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 site-specific Code requirements and conditions of rezoning.

LAND USE COMPATIBILITY

6. Graffiti on walls or on any other location on site shall be removed within seventy-two (72) hours of discovery.
7. The Property site shall utilize reasonable passive rainwater harvesting techniques, such as desert-adapted vegetation, to enhance the proposed landscape and preserve water resources.

EXHIBIT "A" TO ORDINANCE No. 12264

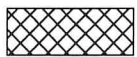
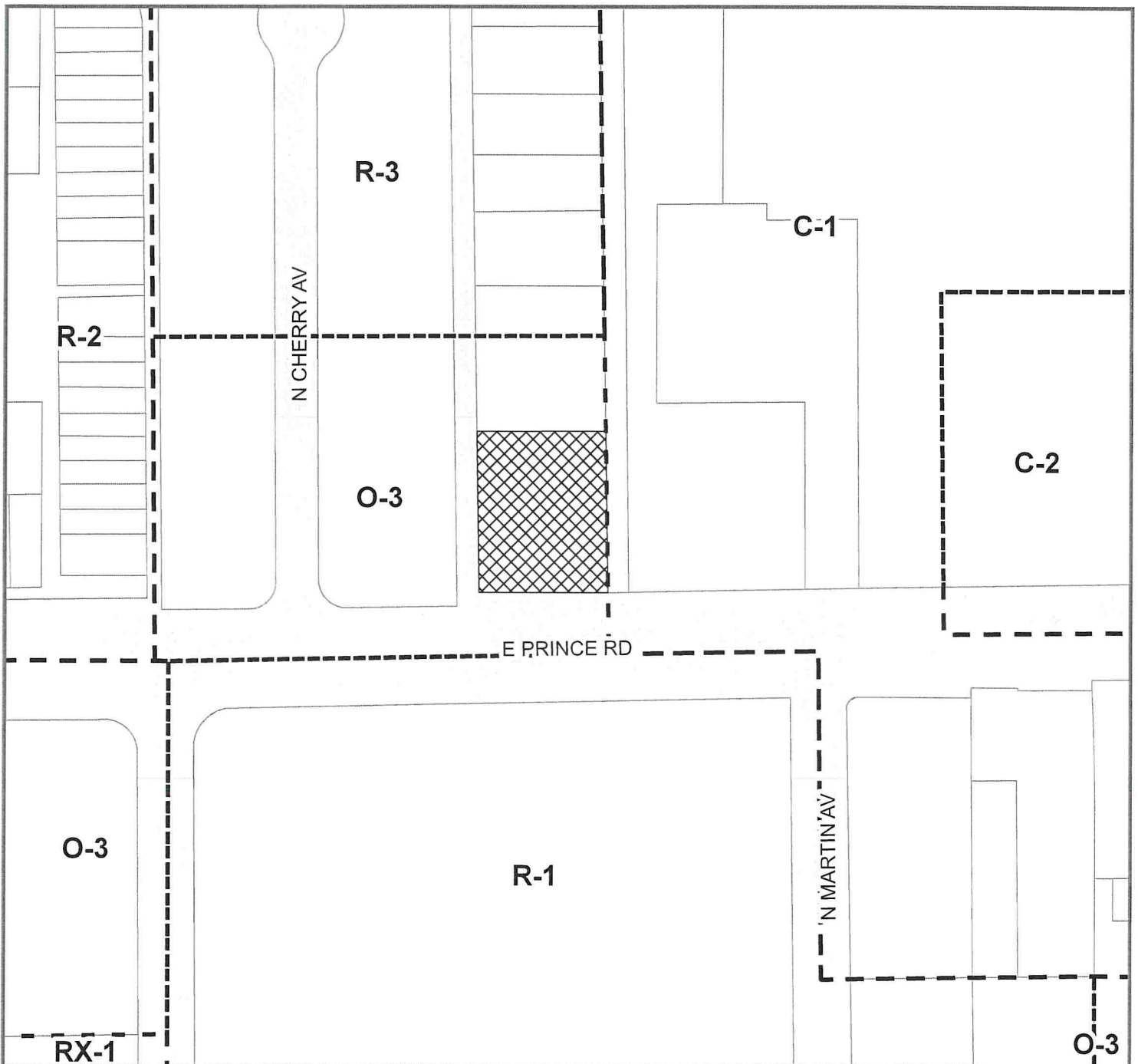
TP-ENT-0426-00007 The Well Properties

O-3 to C-1 (Ward 3)

8. Per rezoning site review, only the following development standards apply for this existing improved site:
 - A. The pedestrian striping across the drive aisle shall be expanded to a minimum of 16-feet in width where adjacent to the accessible parking stalls, connecting the eastern accessible parking space to the accessible curb opening.
 - B. One-way directional signs shall be installed in the parking lot.
 - C. The easterly curb-cut shall have a driveway "entry" sign installed.
 - D. The westerly curb-cut shall have a driveway "exit" sign installed.
 - E. Add three (3) additional canopy trees on site to be connected to the existing irrigation system.
 - o Require 2 new Desert Willow trees at the central parking area planting strip and 1 Texas Live Oak "Joan Lionetti Oak" tree along the western property line planting island. The trees will be watered with the existing underground drip irrigation. These trees will provide needed additional shade to the asphalt parking and PAAL areas.

RECLAMATION DISTRICT

9. 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 his or her sole expense or cooperatively with other affected parties. All such improvements shall be designed and constructed as directed by the PCRWRD.



Area of Rezoning

Ordinance 12264

Adoption Date July 21, 2026

0 70 140 Feet
1:1,758



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

Legal Description: E130.78 N168.75' S218.75' W2 SE4 NE4, .51 AC SEC 30-13-14

[Signature]

Director, Planning & Development Services Department