



Zoning Examiner

REPORT TO MAYOR AND COUNCIL

March 19, 2026

SUBJECT: REZONING - PLANNING & DEVELOPMENT SERVICES REPORT TP-ENT-1225-00024/TUSD Lyons School - E Dogwood St (Ward 4)

PUBLIC HEARING: March 6, 2026

SUMMARY OF FINDINGS

Applicant's Request for Rezoning SR to R-2

This is a request by Keri Silvyn, Lazarus & Silvyn, P.C., on behalf of KB Homes, to rezone approximately 10.02 acres located at 7555 E. Dogwood Street from Suburban Ranch (SR) to Urban Residence (R-2). The rezoning site is in an existing residential neighborhood directly to the east of Grove Park, south of Escalante Road and west of South Pantano Road. The preliminary development plan proposes the development of approximately 63 single-family homes with a centralized common open space. The plan utilizes a Flexible Lot Development option.

Public Outreach

The applicant held the required neighborhood meeting on November 12, 2025, at the Miller-Golf Course Links Library and conducted a follow-up courtesy meeting on December 2, 2025, at the Santa Rita High School Culinary Arts & Conference Center due to a scheduling conflict between the first meeting and a Groves Lincoln Park Neighborhood Association (GLPNA) meeting. According to the applicant's team, three neighbors attended the November meeting along with representatives from Tucson Unified School District (TUSD) and the Ward 4 Office, while approximately fifteen individuals attended the December meeting. Discussion at both meetings focused largely on concerns about homeless encampments on nearby state land and criminal activity around the vacant school site, as well as project details such as building height, number of bedrooms, potential accessory dwelling units, lighting design, rear-yard setbacks for two-story homes along the east property line, home sizes, color palettes and design guidelines, the possibility of rental units, and the anticipated timeline for construction.

REZONING - TP-ENT-1225-00024 – TUSD LYONS SCHOOL REZONING – 7555 E DOGWOOD STREET – SR TO R-2 (WARD 4).

Background Information

Existing Land Use: The site encompasses the disused school buildings and athletic fields of the former Nan Lyons Elementary School, which closed in 2013.¹

Zoning Descriptions:

The existing zoning is S-R Suburban Ranch which provides for very low density, large lot, single-family, residential development and suburban ranch uses.

This zoning is “legacy” zoning dating from the 1973 annexation into the city. TUSD built Lyons Elementary School (also in 1973) and as a public school it required no rezoning at that time. The proposed zoning is R-2 Urban Residence, which provides for urban, medium density, single family, and multifamily residential development, together with schools, parks, and other public services.

Surrounding Zones and Land Uses:

North: Urban Residence (R-3)
Existing Uses: Single-Family Residential

South: Urban Residence (R-2)
Existing Uses: Single-Family Residential

East: Urban Residence (R-2)
Existing Uses: Single-Family Residential

West: Suburban Ranch (S-R)
Existing Uses: Groves Park / Disc Golf Course (turf)

Planning Considerations

Plan Tucson 2025, the *South Pantano Area Plan*, and the *Groves Neighborhood Plan (GNP)* provide policy direction for the rezoning site.

Plan Tucson 2025 identifies the property within the *Neighborhoods* Building Block on the Future Growth Scenario Map. This category supports primarily residential land uses, including single-family homes, townhomes, and low- to mid-rise multifamily housing, as well as neighborhood-scale commercial uses, schools, parks, and places of worship. Goal 5 of Plan Tucson encourages expanding affordable and accessible housing options, and Policy N.2 recognizes that areas

¹ It has not otherwise been noted during this process that Nan Lyons, for whom the school was named, was the second woman to serve on the Tucson Unified School District Governing Board and was a passionate advocate for local students and educators. Since closure of the school, her name may have become less visible in the community landscape, but her service and commitment to public education deserve continued recognition and remembrance. Perhaps such recognition can be integrated into future redevelopment or preserved some other way by TUSD.

predominantly zoned R-2 may accommodate higher densities through the Flexible Lot Development (FLD) provisions.

The *South Pantano Area Plan* provides guidance for compatible development while preserving the character of established neighborhoods.

The *Groves Neighborhood Plan* supports continued low- to medium-density residential development within the interior of established neighborhoods.

Design Considerations

The proposed R-2 Urban Residence zoning is compatible with surrounding residential zoning and development patterns. Properties to the north are zoned R-3, while properties to the south and east are zoned R-2, all consisting of single-family residential subdivisions. The project site is also located adjacent to the 11.9-acre Groves City Park.

The proposed density of 6.29 dwelling units per acre is consistent with the R-2 zone utilizing the Flexible Lot Development (FLD) option, which allows up to 8.71 dwelling units per acre. Adjacent residential subdivisions range between approximately 5.0 and 6.0 dwelling units per acre, indicating compatibility with existing development in the area.

A comparable project, TP-ENT-1023-00042 Pepper Viner, located approximately one-half mile northeast of the site, was approved for 53 single-family lots on approximately six acres at 8.8 dwelling units per acre using the FLD option. Together, the Pepper Viner and Lyons School projects represent similar development patterns within the area.

Under UDC Section 8.7.3-2 Functional Open Space Standards, developments exceeding five acres must provide 269 square feet of functional open space per dwelling unit. For the proposed 63-lot subdivision, approximately 17,000 square feet of functional open space is required. The project proposes approximately 32,000 square feet of open space, including central green space with a walking trail, landscaping, and trees within designated common areas. These areas provide recreational opportunities and visual relief within the subdivision.

The project proposes a mix of one- and two-story homes with a maximum height of 25 feet, consistent with surrounding residential development. An Architectural Variation Plan (AVP) and Privacy Mitigation Plan (PMP) will be required during the tentative plat process to ensure architectural diversity and protect privacy where two-story homes are adjacent to existing single-story residences. Perimeter block walls will provide buffering along residential boundaries, and graffiti removal will be required within seventy-two hours of discovery.

The project's location adjacent to Groves Park encourages walking and biking access to nearby recreational areas, supporting active lifestyles and reducing vehicle use.

Drainage improvements will include swales, sidewalk scuppers, culverts, stormwater harvesting features, and detention/retention basins. Drainage flows northwest across the site, and all drainage

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infrastructure will be located within common areas maintained by the future homeowners' association.

All required street improvements, including streets, sidewalks, curb ramps, and ADA facilities will be coordinated with the City of Tucson Department of Transportation and Mobility (DTM). Primary vehicular access will be provided from E. Dogwood Street, with emergency access located at the northeast corner of the project via removable bollards. Internal circulation will consist of a loop roadway similar to nearby subdivision patterns and will not generate additional through traffic on E. Dogwood Street. DTM also requires completion of a gap in the public sidewalk along S. Queen Palm Drive near the northeast corner of the site.

The development will provide pedestrian and bicycle access at the northeast corner of the site onto Queen Palm Drive, supporting the future Poinciana Bike Boulevard through a 10- to 12-foot shared path. A six-foot sidewalk connection to Groves Park will also be constructed at the southwest corner of the site, subject to coordination and approval by the City of Tucson Parks and Recreation Department.

Landscape improvements will be provided along the northern and southern property boundaries and within central common areas. The northern boundary will include a landscaped detention basin with shade trees, drought-tolerant vegetation, and sidewalks. Along E. Dogwood Street, a 10-foot landscape buffer with trees, vegetation, sidewalks, and a masonry wall will screen the development from surrounding properties. As noted above, the central common area will include trees, landscaping, passive water harvesting basins, and walking trails.

Public Hearing Summary

The Zoning Examiner held a public hearing on March 5, 2026. Keri Silvyn of Lazarus & Silvyn, P.C., representing the applicant, presented the proposed rezoning and described the project's development plan, including the proposed 63-lot single-family subdivision and its compatibility with the surrounding neighborhood. Ms. Silvyn noted that morning traffic generated by the development would be less than that generated by a school the size of the current building, and evening traffic minimally more. One member of the public, Robert Neely, a local realtor who resides in the neighborhood, spoke in support of the application. Mr. Neely stated that redevelopment of the long-vacant school property would bring much-needed housing to the area, improve the condition of the currently unused site, and potentially increase surrounding property values. Letters of support were received from the Groves Lincoln Park Neighborhood Association and several other nearby property owners. Supporters noted that the vacant school property has attracted undesirable activity. Five protest letters were received objecting to the proposed rezoning on the basis that it would take away from the peace of the neighborhood, generate traffic, create water shortages, and expressing concern about two-story homes.

CONCLUSION

The proposed project contributes to the City's broader effort to address Tucson's housing shortage and supports Plan Tucson's long-term housing production goals. The development promotes moderate residential density along existing streets and utilizes the Flexible Lot Development option in a manner consistent with City policy encouraging housing development at densities compatible with surrounding development. The proposed rezoning to R-2 is consistent with surrounding zoning patterns and densities, and no plan amendment is required.

The request to rezone the site to R-2 is consistent with *Plan Tucson 2025*, the *South Pantano Area Plan*, and the *Groves Neighborhood Plan*.

RECOMMENDATION

The Zoning Examiner recommends APPROVAL of rezoning TP-ENT-1225-00024, from SR (Suburban Ranch) to R-2 (Urban Residence), subject to the recommended conditions of PDS staff.

Sincerely,



Linus B. Kafka

Zoning Examiner

ATTACHMENTS:

Preliminary Conditions
Case Location Map
Rezoning Case Map
Aerial Map
Public Hearing Minutes

cc: City of Tucson Mayor and Council

REZONING - TP-ENT-1225-00024 – TUSD LYONS SCHOOL REZONING – 7555 E DOGWOOD STREET – SR TO R-2 (WARD 4).

PROCEDURAL

1. A development package in substantial compliance with the Preliminary Development Plan, dated December 22, 2025, 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 (l) 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 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.

ROAD IMPROVEMENTS/VEHICULAR ACCESS/CIRCULATION

7. All offsite improvements required with the development, such as street improvements, public alley construction, curb, sidewalk, and ADA ramps shall be coordinated with the City of Tucson’s Department of Transportation & Mobility (DTM).
8. Connect offsite public sidewalk on S Queen Palm Dr. near the northeast corner of the project site at 50 percent of project buildout.
9. The new public roads and offsite improvements as noted in Condition 7 require a Private Improvement Agreement (PIA) with DTM.

DRAINAGE/LANDSCAPING

10. Balanced basin detention and first flush retention requirements would apply for the proposed development as directed by Site Engineering.
11. Provide a 10-foot-wide landscape border along the entire southern Property boundary fronting E Dogwood St, including the 16-foot existing alley near the southwest corner of the Property. Landscape border to contain shade trees, drought-tolerant vegetation. Provide additional landscaping at both the southwest and southeast corners of the Property.

PARKS AND RECREATION

12. Developer to provide access connection with a 6-foot-wide sidewalk to Groves Park at or near the southwest property corner of the Project from E Dogwood Street predominantly if not entirely within public right-of-way. The developer shall work with City of Tucson Parks and Recreation Department and Department of Transportation and Mobility for Final design approval prior to Development Package submittal.

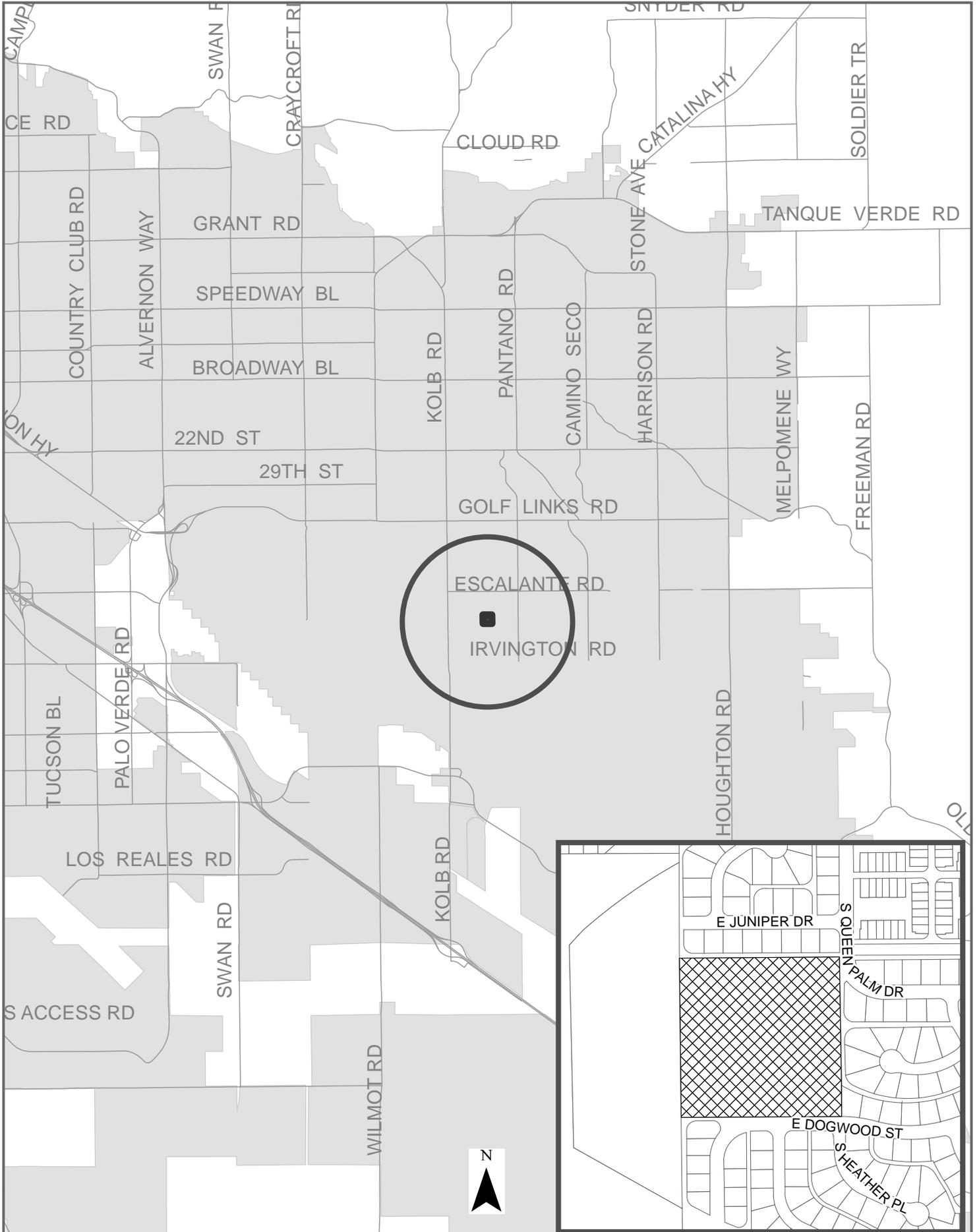
TRANSPORTATION – BIKE/PEDESTRIAN ACCESS

13. Developer to provide access connection at the northeast corner of the development with a 10-12-foot-wide shared path to accommodate bicycle/pedestrian access to the future/planned Poinciana Bicycle Boulevard, which will use the nearby section of S Queen Palm Dr as part of the alignment.

RECLAMATION DISTRICT

14. 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.

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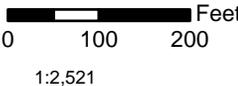


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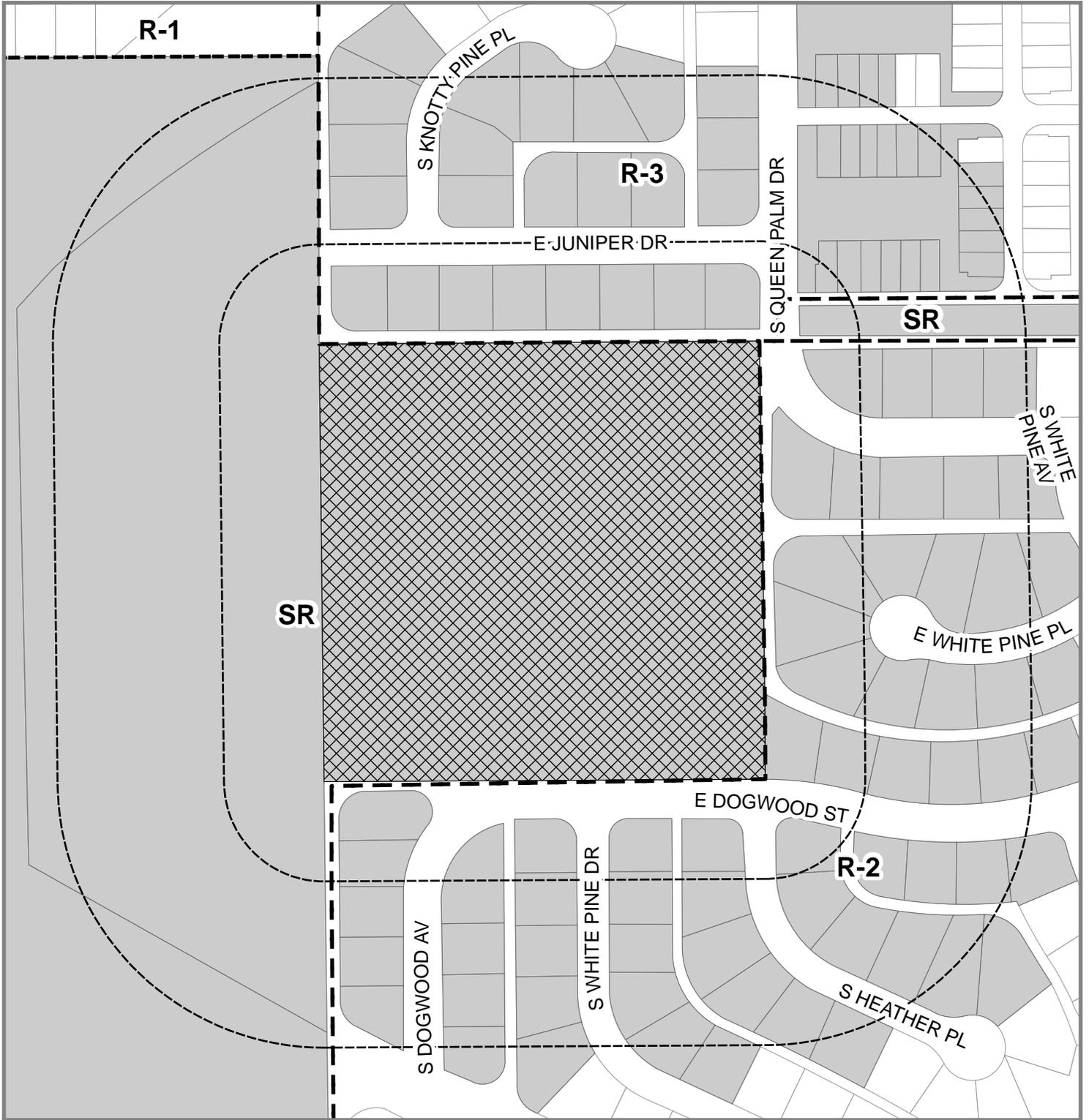


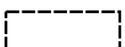
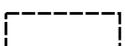
Area of Rezoning

Address: 7555 E DOGWOOD ST
Base Maps: Twp. 1403 Range 1502 Sec. 32
Ward(s): 4

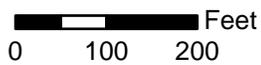


TP-ENT-1225-00024



-  Area of Rezoning
-  Zone Boundaries
-  Properties Notified
-  400' Notification Area
-  Protest Area (150 ft. Radius)

Address: 7555 E DOGWOOD ST
Base Maps: Twp. 1403 Range 1502 Sec. 32
Ward(s): 4



1:2,521



**CITY OF TUCSON ZONING EXAMINER
PUBLIC HEARING**

MARCH 5, 2026

**TUSD Lyons School
East Dogwood Street (Ward 4)
(Case No. TP-ENT-1225-00024)**

ZONING EXAMINER:

- Linus Kafka

STAFF PRESENT:

- Jay Olivas
City of Tucson
Planning and Development Services Department
- John Beall, Section Manager
City of Tucson
Planning and Development Services Department

APPLICANT/AGENT PRESENT:

- Keri Silvyn
Lazarus & Silvyn
5983 East Grant Road, Suite 290
Tucson, Arizona 85712

1 ZONING EXAMINER: It's 6:00 p.m. on March 5th, and
2 welcome to tonight's Public Hearing. My name is Linus Kafka.
3 I'm a Zoning Examiner for the City of Tucson. We have one case
4 scheduled for the Public Hearing tonight. And, before we begin,
5 I ask you to turn your phones to mute or silent if you've not
6 already.

7 As Zoning Examiner, I conduct rezoning hearings on
8 behalf of the Mayor and Council and make findings of facts which

1 I put into a written report, along with my recommendation, which
2 I send to the Mayor and Council for consideration and for their
3 final decision. My reports will be based on the information
4 submitted to me, which includes the rezoning application, the
5 Staff Report, written approvals and protests, correspondence and
6 testimony given at tonight's hearing. I'll also include in the
7 record all documents submitted to me up to the close of the
8 Public Hearing.

9 Tonight's proceedings are being recorded. When I call
10 on you to testify, please speak clearly into the microphone, and
11 begin your testimony by stating your name and your address. And
12 we also have a sign-in sheet, which I'll ask you to put your name
13 down on if you're not already listed on the Agenda.

14 For the rezoning cases, I'll complete a Preliminary
15 Report within five working days after the Public Hearing has
16 closed. I'll then prepare a Final Report which will be issued 14
17 days after the Public Hearing is closed. If you'd like to
18 receive a copy of any of the reports or recommendations, and
19 you're not listed as a party of record in one of the cases you
20 want to see, you can send an email to:

21 Tucsonrezoning@tucsonaz.gov, or call the City of Tucson Planning
22 and Development Services Department. My Final Report on the
23 rezoning will be sent to the Mayor and Council for the scheduled
24 Public Hearing on that case. The Mayor and Council will then
25 vote on the matter based on my recommendation, along with other

1 factors they take into consideration.

2 Here's how the procedure of tonight's hearing will go:
3 First, I will ask the Planning and Development Services
4 Department Staff, Mr. Olivas, to give the report. The Applicant
5 will then give their presentation. The public will be invited to
6 testify at that point. And then the Applicant can respond to
7 issues raised -- any issues or questions during the hearing.
8 Once again, if you do come up to the podium to speak, please put
9 your name down if you're not already on the Agenda.

10 For anyone who's planning to speak today, I'd request
11 that you stand at this time, and I'll ask you if you swear to
12 tell the truth, the whole truth and nothing but the truth? All
13 right. Thank you.

14 With that, let's begin with Case No. TP-ENT-1225-00024,
15 TUSD Lyons School, East Dogwood Street. Mr. Olivas.

16 MR. OLIVAS: Good evening. Jay Olivas, City of
17 Tucson Planning Staff. This is a request by Lazarus & Silvyn on
18 behalf of KB Home to rezone approximately 10.02 acres of property
19 located at 7555 East Dogwood Street. The Applicant is proposing
20 a rezoning from Suburban Ranch to Urban Residence, R-2, on 10.02
21 acres to accommodate a 63-lot, single-family residential
22 subdivision, with maximum height limits up to 25 feet, with
23 centralized local public streets and common open space. The
24 proposed density is approximately 6.29 dwelling units per acre.
25 The project will utilize Flexible Lot Development Option to

1 develop the single-family residential project.

2 There were two neighborhood meetings on November 12th,
3 2025, and December 2nd, 2025, regarding this project. Some
4 issues raised by the residents include design and proposed
5 lighting, rear-yard setbacks for two-story homes, home sizes,
6 number of bedrooms, color palettes, design guidelines, potential
7 for accessory dwelling units, and estimated time to begin
8 construction. These issues were all addressed by the Applicant's
9 team.

10 In terms of land use compatibility, the proposed Urban
11 Residence zone R-2, under Unified Development Code § 4.79, is
12 compatible with immediate surrounding R-2- and R-3-zoned
13 subdivisions to the north, south and east, which contain the same
14 or similar type zoning. The proposed R-2 zone provides for
15 urban, medium-density residential development, together with
16 schools, parks, and other public services. The project site is
17 also adjacent to the existing 11.9-acre Groves City Park to the
18 west.

19 In terms of design compatibility, the Applicant
20 prepared a Design Compatibility Report, and the proposed
21 Preliminary Development Plan illustrates the proposed development
22 is compliant with relevant Plan Tucson, South Pantano Area Plan,
23 and the Groves Neighborhood Plan policies.

24 The developer is proposing a combination of one- and
25 two-story homes up to 25 feet in height, which is consistent with

1 residential development in that area. The proposed project will
2 be designed using the FLD option, Flexible Lot Development
3 standards. An Architectural Variation Plan and Privacy
4 Mitigation Plan will be required at the time of tentative plat
5 submittal. The Architectural Variation Plan requires units to
6 provide a variation of colors, materials, shape and rooflines to
7 avoid a monotonous-type design. The Privacy Mitigation Plan
8 requires implementation of certain window and privacy techniques
9 to preserve existing residents' privacy where two-story homes
10 abut existing single-family homes. Perimeter block walls along
11 the residential lot rear yards will provide buffering to adjacent
12 land. And graffiti on walls, or on any other location on the
13 site, has been conditioned to be removed within 72 hours.

14 Primary vehicular access will be from East Dogwood
15 Street. There will be emergency access at the northeast corner
16 of the project with removable bollards -- bollards.

17 Also, there -- regarding the Groves Park access, bike
18 paths and trails. The Applicant will provide bike/pedestrian
19 access at the northeast corner onto Queen Palm Drive, in support
20 of the future Poinciana Bike Boulevard, with a ten-to-12-foot-
21 wide shared path and sidewalk. The developer will provide access
22 to the adjacent Groves Park at the southwest corner from the
23 project from East Dogwood Street, with a six-foot-wide sidewalk.
24 This will be a condition of rezoning, that the access connection
25 to Groves Park be coordinated and approved by the City of Tucson

1 Parks and Recreation Department. Additionally, landscape and
2 screening is provided along the northern boundary, southern
3 boundary, and within the central common area.

4 In conclusion, the proposed rezoning is consistent
5 with, and supported by, the policy direction provided in Plan
6 Tucson, the South Pantano Area Plan, and the Groves Neighborhood
7 Plan, subject to compliance with the attached Preliminary
8 Conditions; therefore, approval of the requested R-2 zoning is --
9 is appropriate.

10 Staff would like to note the approval/protest
11 calculations and comments. We -- the approval/protest
12 calculations, there were a total of four approvals and five
13 protests. Four of the protests were within the 150 feet. And,
14 also, the Groves/Lincoln Park Neighborhood Association has an
15 approval letter in support of the project. And that concludes
16 Staff's presentation.

17 ZONING EXAMINER: Thank you. And I -- I received
18 the updated approval and protest calculation earlier this week.

19 Ms. Lazarus, are you giving the presentation? Great.

20 MS. SILVYN: -- many years ago. So, it's all
21 good. I go by both. I'm representing KB Home. I'm going to be
22 a little bit repetitive of -- of Staff. I'm going to try and --
23 I'll try and skim over those points as much as I can skim over
24 things.

25 I want to introduce a couple people who are here who

1 also stood up and may speak in case you have any questions. With
2 KB Home, Kelly Lee, Senior Director of Forward Planning; Adam
3 Call, who's Forward -- also with Forward Planning with KB. Robin
4 Large is here with my firm. And then Corey Thompson and Steven
5 Vasquez are here with Rick Engineering as well.

6 It's very clear, I think -- where am I pointing this
7 again? Oh, it works. Okay. I went too far. Okay. Got it. I
8 think the map is in your -- is in the -- the submittal
9 information, that the project area is 10 acres. It's the old
10 Lyons Elementary School. It's been closed since 2014, and
11 intermittently used by various organizations as TUSD has given
12 permission. And the goal here is really to provide an
13 opportunity for housing at the entry level home buyer, and those
14 downsizing, and providing a mix of densities similar to what we
15 see in the neighborhood.

16 The current zoning is SR, that's kind of our -- one of
17 our holding zones. It's just never been rezoned before. As most
18 of us, I think, in the room know, when a school goes in, it
19 doesn't have to comply with zoning. So, schools can go into any
20 zone, so it's just never been -- never been rezoned. We're
21 surrounded by R-2 and R-3 zoning. So, our request is for the R-2
22 zoning, the lower-density zoning, knowing we're surrounded by
23 both R-2 and R-3.

24 The goal is to integrate this end of the neighborhood.
25 I'm going to talk through a little bit of the Flexible Lot

1 subdivision proposal, because, in large part, for those folks who
2 came to the neighborhood meetings that we had, they've been very
3 receptive. Similar concerns to some of the concerns you're
4 seeing in the protests, but once they understand some of the
5 protections that are in there, that actually garnered most of our
6 support letters after we were able to explain how we're
7 mitigating many of those -- those issues.

8 So, in R-2, the maximum number of homes based just on
9 density is about 87. We are actually proposing 63. So, even
10 though we're using the Flexible Lot Subdivision and could, in
11 theory, maximize that, if not ask for more density, we are not.
12 We're staying under the R-2 density with those standards.

13 This was the slide during the neighborhood meeting
14 where we just kind of explained what FLD was. It's a cluster
15 development. It does require us to provide functional open
16 space. We're actually providing double the amount of functional
17 open space that the Code would require. Does allow us to do
18 smaller lot sizes. It's a little bit more efficient.

19 The Privacy Mitigation and the Architectural Variation
20 that Staff -- that Jay talked about are -- were two of the things
21 that, I think, helped when we explained to the neighbors the
22 concern about the second floor, a two-story adjacent to an
23 existing residential single-story. One of the unique aspects of
24 KB Homes that sets it apart from a lot of other homebuilders is
25 when you go into a new subdivision, if you're the first one in,

1 you get to decide whether or not you want a two-story or a
2 single-story; also, understanding that if it's a two-story and
3 it's on the edge, there are requirements under the FLD for
4 privacy mitigation that don't exist in the underlying Code. So,
5 things like the clerestory windows, no balconies -- if there are
6 windows at all, they have to be clerestory, no balconies, and
7 those kinds of provisions. So, again, a lot of the questions
8 that we had at the neighborhood meeting relative to the edge
9 being two stories, that was -- that was very helpful and they
10 know that we're going to have to comply with that when we come
11 forward. The Architectural Variation was another -- was another
12 one. And then we talked about reduced internal setbacks as well.

13 I'm going to sit on this slide for just a minute just
14 to highlight a couple -- a couple of things. We've -- we've
15 already talked about the density being lower. The height, the
16 maximum height is 25 feet; that would be the maximum height for a
17 -- for a two-story. Single story would be somewhere between 12
18 and 15 feet.

19 The functional open space, you can see we're required
20 -- what we're required and what we're providing; it's actually
21 almost double. The community target and design. We're targeting
22 first-time home buyers and downsizing, two-to-four-bedroom homes,
23 one and two stories as I've mentioned, 1,000 to 2,500 square
24 feet. All of these homes will have two-car garages, plus
25 visiting parking which will be along the street, so it'll be

1 designed accordingly. And this is very similar to the infill
2 projects that we're seeing throughout the -- the city.

3 Staff already touched on the fact we have one access
4 point which is on Dogwood. There is a secondary emergency-only
5 access up in the -- the northeast corner. I know one of the --
6 one of the neighbors that sent in an email wanted to make sure
7 that that is emergency only; it is. It will allow some pedes- --
8 the pedestrian access, which is one of the -- the Staff -- Parks
9 and Rec has asked that we create that access, and will also have
10 some maintenance of the landscape and drainage area that I'm
11 going to talk about in a minute -- but residential access is
12 entirely on -- on Dogwood. And we are consolidating a number of
13 entrances and exits that -- that exist for the school into this
14 -- into this one.

15 The traffic statement that's a part of our application,
16 we're required to sort of analyze the difference between an
17 elementary school and what we're proposing. I realize it hasn't
18 been an elementary school since 2014. So, that was -- most of
19 the folks who came to our neighborhood meetings have lived there
20 for that long, or at least remember when it was an elementary
21 school, so that messaging did not fall flat -- but it hasn't been
22 an elementary school for a while. When you compare them, our
23 morning peak times were -- actually have 155 less trips. A trip
24 is one way in. So, divide 155 by two and that's how many cars.
25 I think that gives you half a car, so I'm not really sure what to

1 do about that. The -- there you go.

2 The afternoon, the p.m. trips are -- if you -- you
3 know, the typical time that you measure p.m. peak is 4:00 to 6:00
4 p.m., which is not the peak time for the schools. So, from 4:00
5 to 6:00 p.m., we have 20 more trips, which is the equivalent of
6 ten cars -- but, again, it's not capturing the p.m. peak for a
7 school, which is really 2:00 to 4:00; it misses that peak. The
8 bottom line -- and you'll see this is Marcos Esparza's report --
9 is that the traffic over a week is very similar, if not almost
10 exactly the same, and we're -- we're competing less with the peak
11 times, especially in the morning, than the school does.

12 Setbacks. I just want to touch really quickly -- on
13 the north, you'll see that large Common Area B north of our
14 property line is an existing 16-foot alley. Then you have the
15 common area. That common area ranges in width -- excuse me --
16 from 19 feet to 33 feet. That area is retention/detention and
17 will be landscaped so it's providing an additional buffer. In
18 our application, we do a little bit more math -- that I can come
19 back to if you'd like me to -- as to exactly how much of a buffer
20 that is, depending on which lot you're at, but it ranges anywhere
21 from about 19 feet from our property line, then you add the 16
22 feet adjacent, all the way to 84 feet -- and that's in the area
23 with the larger buffer than the street and the sidewalk before
24 you get to the property line.

25 Over on the east, it's the similar 16-foot-alley

1 situation, and then the lots. And the home setbacks will be two-
2 thirds the height. So, if it's a full 25-foot, it'll be a 17-
3 foot rear-yard setback; and, obviously, less if the height goes
4 down. And, again, that's the area where we're definitely -- we
5 do the privacy mitigation. And that appeased particularly our
6 neighbor who is supporting who is adjacent to four of those lots.
7 So, she came to both of our neighborhood meetings as well.

8 The south, we're adjacent to Dogwood, as well as the
9 16-foot alley down on the south. We are doing a 10-foot
10 landscape buffer, and then there will be an additional 10-foot --
11 minimum 10-foot rear-yard setback from the property line. So,
12 the homes will be a minimum of 20 feet setback. I think the
13 setback required in the Code is really the 10 feet, but the way
14 we've designed it, it's going to be 20 feet.

15 We also worked with Staff on the connectivity to extend
16 that sidewalk to the park so that the neighbor -- we -- we as --
17 this project is going to have its own connection to the park up
18 on the north area. We were asked by Staff to create better
19 connectivity for the -- for our neighbors to -- to Grove Park.
20 And a number of neighbors have indicated that they frequent
21 there. They walk down the alley and there isn't a sidewalk. So,
22 we'll be working with Staff to make that connectivity, as well as
23 some additional connectivity up on the north for an extended bike
24 path and then up to the park. So, we worked with and appreciate
25 Staff over the last couple weeks working on those conditions to

1 make sure we were all clear what we're -- what we're providing
2 and what we're doing.

3 I already talked about height and parking. There -- we
4 talked about each unit has a two-car garage and visitor parking.

5 Jay mentioned that we had two neighborhood meetings.
6 So, we scheduled our required neighborhood meeting on November
7 12th, and the notices went out and the first phone call that I
8 got was from George, who is the President of the Groves/Lincoln
9 Neighborhood Association, and said that's the same night that we
10 have a meeting -- which we did not do on purpose, clearly. So,
11 we went ahead and had the meeting. We did have three people show
12 up at our first meeting. But then we worked with the
13 neighborhood association to create a second opportunity a few
14 weeks -- a couple weeks later. And he sent the notices out
15 through his networks, Facebook and everything, for that
16 association meeting; and that one, we had 15 people come.

17 Overall, there was support of development for the --
18 the lot. There was a sense that there's a lot of activity that
19 is not -- not helpful to single-family residential that occurs
20 both in the park and the State land, as well as on the site.
21 There were, as I said, the questions about building heights and
22 setbacks. We were able to address those I think sufficiently.

23 This -- I will say that 30 years of doing this work, I
24 have never gotten to the end of a neighborhood meeting and had
25 people ask my client to go buy a piece of property adjacent,

1 meaning State land, and develop it also. That did occur and I
2 have witnesses that it did occur. So, it was overall a good
3 meeting, good questions, but overall it was -- both meetings were
4 -- were very -- were great.

5 So, we are -- I want to thank Staff, obviously. We
6 worked through the conditions. We're in agreement with all of
7 them. We respectfully request your recommendation to approve.
8 And I'm happy to answer any questions that you might have now or
9 after the Public Hearing.

10 ZONING EXAMINER: I just have a couple of quick
11 questions. I want to make sure I got your statement -- well,
12 first of all, let me apologize to Mr. Silvyn --

13 MS. SILVYN: I'll let him know.

14 ZONING EXAMINER: -- and to you.

15 MS. SILVYN: It's all good.

16 ZONING EXAMINER: I know very well -- it's not
17 only my eyesight, but my memory.

18 So, the -- you say the trips generated by the
19 residential -- proposed residential use are roughly the same as
20 -- over a week as what an elementary school would generate, but
21 it's actually less over peak times; is that --

22 MS. SILVYN: It's -- it's -- yes, Mr. Kafka, it's
23 -- see, I messed up your name, too -- it's -- in the morning,
24 we're about 155 trips less. In the evening, we're 20 trips more.
25 So, the p.m. peak has 20, which is the equivalent of ten cars.

1 ZONING EXAMINER: Okay. And then if you'd go back
2 to the -- the Development Plan --

3 MS. SILVYN: Yeah.

4 ZONING EXAMINER: -- Map. That one, yeah. Just
5 so I'm clear. The neighbor that is supporting -- that was
6 concerned about the setbacks is on the east side?

7 MS. SILVYN: Yes.

8 ZONING EXAMINER: And is her house the one that
9 backs up to Lots 27 to 30ish, or is it the --

10 MS. SILVYN: Thirty-two through 35.

11 ZONING EXAMINER: Thirty-two through 35. Okay.

12 And then on the connectivity, we're looking at the --
13 one in the right-of-way on the south, and then one in the north.
14 Those are both open pedestrian access to the park?

15 MS. SILVYN: Yes. The one on the south, there is
16 an existing sidewalk on Dogwood that -- that only goes partially
17 over to the park. So, we are going to be extending that
18 predominantly in the right-of-way because of the 10-foot
19 landscape buffer. We don't want it eating into that -- neither
20 Staff nor the Applicant want it eating into that 10-foot
21 landscape buffer, so we'll be extending that sidewalk.

22 And then on the -- on the north, it's -- we talked
23 about it being -- maybe not a sidewalk, maybe some sort of
24 multiple-use path, but we will work with both DTM, Department of
25 Transportation and Mobility, and Parks and Rec to figure out what

1 that looks like.

2 ZONING EXAMINER: Okay. Thank you. And then for
3 the emergency vehicle access off of South Queen Palm, you
4 mentioned there'd be pedestrian access on that side also. Is
5 that the -- where the gate that's the ingress, keycard ingress,
6 but free-egress gate was mentioned? Is that where that is or is
7 that -- maybe you can help me with that.

8 MS. SILVYN: I don't -- we do -- yeah, come on up,
9 Adam.

10 MR. CALL: Mr. Kafka, Adam Call, KB Home, Forward
11 Planner. So, in the northeast corner, you can see that green
12 line is actually our sewer fallout, part of that will be -- we're
13 putting an access path on there so that sewer can be maintained.
14 That will double as our path connection to Queen Palm for the
15 Bike Boulevard; and that will be -- we'll be using bollards more
16 than likely there to eliminate any vehicular access.

17 ZONING EXAMINER: Okay. Yeah, I forget where I
18 read about the -- the gate. I'm not sure where that -- well --

19 MR. CALL: A gate?

20 ZONING EXAMINER: Yeah.

21 MR. CALL: No, just bollards.

22 ZONING EXAMINER: Just bollards. Okay.

23 MR. CALL: Yeah --

24 ZONING EXAMINER: All right.

25 MR. CALL: -- there's -- just maybe to clarify,

1 on the northwest corner, there is a current gate from the
2 existing -- park access from the school to the park. We'll
3 probably be leaving that -- something similar there. That's a
4 pedestrian gate as well.

5 ZONING EXAMINER: That's probably what I was
6 thinking of.

7 MR. CALL: Yeah.

8 ZONING EXAMINER: Okay. And then one -- I think
9 my final question: The graffiti removal condition, is -- does
10 that get wrapped into the -- any HOA document that's going to be
11 created, or is that just part of the zoning condition?

12 MR. CALL: Typically, we do include that with --
13 with the CC&Rs.

14 ZONING EXAMINER: Okay. Thank you.

15 All right. Any other follow-up? Anybody else want to
16 speak on this rezoning? Sir, yeah? Come forward.

17 MR. NEELY: Apologies. Do I need to sign in
18 first?

19 ZONING EXAMINER: Yes, please. And then just --
20 while you're doing that, if you can tell me your name.

21 MR. NEELY: Robert Neely, N-e-e-l-y. And I'm
22 going email and phone number afterwards. No need to wait for
23 that.

24 ZONING EXAMINER: Thank you.

25 MR. NEELY: I am a local resident. I actually

1 live, I would say, just four blocks, depending on how you count,
2 from where they are building. And, on a weekly basis, I do take
3 my daughter to the Groves Park here. I am also a licensed real
4 estate agent, all eight years in Tucson, Arizona. I am familiar
5 with the various new-build communities and companies. I believe
6 KB Homes, and the designs that they have -- the designs that they
7 have presented are going to fit as best as we could expect any
8 in-demand, new-build community to fit into this neighborhood
9 here. I do like how -- the access to the park; that's actually
10 going to make a shorter walk and a safer bike ride in the future
11 for my daughter.

12 And I just have to say, yes, this looks good. I
13 believe it would be in demand, and I believe that this is going
14 to fit the community as much as we could expect any new-built
15 community to do so in terms of design, while still being popular
16 enough to sell. Oh, and I do believe it will increase the
17 average home value in that area as a whole. Thank you.

18 ZONING EXAMINER: Thank you, Mr. Neely.

19 Ms. Silvyn, I have just one more question. Sorry. Is
20 there an indication of what -- where you think folks will be
21 coming into, the other subdivisions to access this development,
22 is it going to be from Pantano generally or down Queen Palm?

23 MS. SILVYN: Yeah, far out we go -- a good
24 question. They're obviously not -- I can -- I can rule out one.
25 They are not coming from Kolb, because there's no access. Other

1 than ruling that out -- and there's the -- the wash goes through
2 there. I mean, I think it'll depend on where they're all coming
3 from. I would expect that most of them would come from the
4 south, especially since our entrance is on Dogwood, but that's
5 not to say that some folks might not work north on Pantano,
6 right, and -- and kind of come down that direction, but they'll
7 all end up on -- clearly on Dogwood in order to get into the
8 subdivision. Does that answer your question?

9 ZONING EXAMINER: Yes. Thank you.

10 MS. SILVYN: Okay.

11 ZONING EXAMINER: All right. Is there anybody
12 else who wishes to speak on this matter?

13 All right. Seeing no one, I am closing Case No. TP-
14 ENT-1225-00024, TUSD Lyons School Rezoning, East Dogwood Street
15 hearing. Thank you very much.

16 (Conclusion of the hearing.)

17 * * * * *

CERTIFICATE

I hereby certify that, to the best of my ability, the foregoing is a true and accurate transcription of the digitally-recorded City of Tucson Zoning Examiner Public Hearing held on March 5, 2026.

Transcription completed: March 10, 2026.

/S/ Danielle L. Krassow
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Legal Transcriptionist