

## ZONING EXAMINER'S AGENDA

March 21, 2024

6:00 PM

**MEETING NOTE: This meeting will be held virtually, as permitted under Arizona law. The discussions, deliberations and actions of the Zoning Examiner are transparent and conducted openly.**

**THIS MEETING IS VIRTUAL ONLY, NO IN-PERSON ATTENDANCE.**

The Zoning Examiner, on behalf of the Mayor and Council, conducts a public hearing and considers testimony for each rezoning in the City of Tucson. The Zoning Examiner may impose reasonable limitations on the number of speakers and the length of the testimony.

After the Public Hearing, the Zoning Examiner issues written reports with findings of fact and a recommendation. A preliminary report is issued five working days after the close of the public hearing. A final report is issued 14 days after the close of the public hearing and transmitted to the Mayor and Council. Any person may request a public hearing before Mayor and Council provided the written appeal is filed with the City Clerk within 14 days after the close of the Zoning Examiner's public hearing. The Mayor and Council make the final decision on all rezoning requests.

Please join the Zoning Examiner hearing from your computer, tablet, or smartphone. Members of the public may view, listen to, and participate in the hearing online by going to the Zoning Examiner website and clicking "Join Meeting" at the top of the page. The Zoning Examiner website may be accessed at the following location:

**<https://www.tucsonaz.gov/Departments/Planning-Development-Services/Public-Meetings-Boards-Committees-Commissions/Zoning-Examiner>**

You can also dial in using your phone.

United States: +1 346-248-7799 Meeting ID: 824 9464 9853# Passcode: 281408

If you encounter difficulty accessing the hearing please email [TucsonRezoning@tucsonaz.gov](mailto:TucsonRezoning@tucsonaz.gov) for technical assistance.

The public has the following options to provide comment to the Zoning Examiner:

- 1) Members of the public may submit written comments prior to the hearing by sending an email to [TucsonRezoning@tucsonaz.gov](mailto:TucsonRezoning@tucsonaz.gov). The email should include the Zoning Examiner public hearing date, the case number or name, and your name. **Written comments must be received no later than 5:00 pm, March 20, 2024.**
- 2) Individuals wishing to speak during the hearing may join the hearing via teleconference and should submit a written request to [TucsonRezoning@tucsonaz.gov](mailto:TucsonRezoning@tucsonaz.gov). **Written request should be received by no later than 5:00 pm, March 20, 2024.** The email should include the Zoning Examiner public hearing date, your name, and the phone number you will use for the teleconference. The phone number provided will be used to identify the individual when/if being called upon to speak during the public hearing by the Zoning Examiner. Individuals wishing to speak but who did not submit a prior written request will be provided instructions by the Zoning Examiner at the time of the hearing on how to provide comments.

You may speak in favor or in opposition to the rezoning or special exception during the public hearing.

**CALL TO ORDER - 6:00 P.M.**

**ADMINISTRATION OF OATH TO PERSONS WISHING TO TESTIFY**

**PUBLIC HEARING**

**1. Case: TP-MOD-1223-000031– East Wetmore and 1st Avenue, C-3, Major Change to Preliminary Development Plan and Conditions, (Ward 3)**

Proposed Development: This is a major change to a preliminary development plan located at the northwest corner of Wetmore Road and First Avenue. The proposal includes increasing and reconfiguring the existing Wal-Mart within the existing Tucson Place Shopping Center.

- a. Review of Rezoning Process
- b. Interested Parties

*Owner:* Tucson Place Investors LLC  
Tucson AZ 85712-5878

*Applicant/Agent:* Rory Juneman, Robin Large and Jackson Cassidy  
Lazarus & Silvyn, P.C.  
5983 E. Grant Rd, Suite 290  
Tucson, AZ 85712

**2. Case: TP-ENT-0124-00003 Cody, Gabriel, Jay Annexation District – E Colossal Cave Road (Ward 4)**

Proposed Development: This is a request to translate county zoning classifications to city zoning classifications in three annexed areas in Ward 4. County zoning CI-2 Industrial will be translated to City I-2 Heavy Industrial, and County RH Rural Homestead will be translated to City RH Rural Homestead.

- c. Review of Rezoning Process
- d. Interested Parties

*Owner:* State of Arizona

*Applicant/Agent:* Mike Czechowski  
Office of Economic Initiatives  
City of Tucson  
255 W Alameda St  
Tucson AZ 85701

**3. Case: TP-MOD-0623-000018 H2K PAD – Major Amendment (Ward 4)**

Proposed Development: This is a request to amend the H2K PAD to include three recently annexed parcels.

- e. Review of Rezoning Process
- f. Interested Parties

*Owner:* State of Arizona  
*Applicant/Agent:* The WLB Group, Inc.  
4444 E Broadway Blvd  
Tucson AZ 85711

**ADJOURNMENT**

Si usted tiene algunas preguntas respecto a estas peticiones de excepción especial, favor de llamar al Departamento de Planeación y Desarrollo, al número de teléfono 520-791-5550.

\* The staff reports and related case maps are available online at <https://www.tucsonaz.gov/Departments/Planning-Development-Services/Public-Meetings-Boards-Committees-Commissions/Zoning-Examiner>