

## ZONING EXAMINER'S AGENDA

Thursday, June 29, 2023

6:00 PM

**MEETING NOTE: Due to the impacts of the COVID-19 pandemic, which have prompted declarations of a public health emergency at the local, state and federal levels, this meeting will be conducted using measures to protect public health. This meeting will be held remotely through technological means, as permitted under Arizona law. These measures are in place to limit the need for members of the public to participate in large public gatherings, while ensuring that the discussions, deliberations and actions of the Zoning Examiner are transparent and conducted openly.**

### **IN-PERSON ATTENDANCE BY MEMBERS OF THE PUBLIC WILL BE PROHIBITED.**

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/pdsd/zoning-examiner>.

You can also dial in using your phone.

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

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 Wednesday, June 28, 2023.**
- 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 Wednesday, June 28, 2023.** 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-ENT-0423-00019 W Grant Road, C-2 Special Exception (Ward 3)**

Proposed Development: This is a request for a Mayor & Council Special Exception in the C-2 Zone for a Marijuana Dispensary. The project is located at 247 W Grant road, adjacent to N 11<sup>th</sup> Ave and approximately 500 feet east of the intersection of N Oracle Road and W Grant Road.

- a. Review of Special Exception Process
- b. Interested Parties

*Owner:* Mohave Cannabis Co.  
3954 Frontage Rd., Suite A  
Bullhead City, AZ 86442

*Applicant/Agent:* Michelle Santoro  
Gammage & Burnham  
40 N Central, 20th Floor  
Phoenix, AZ 85004

**2. Case: TP-MOD-0423-000009 Prince 10 PAD, Major Change (Ward 3)**

Proposed Development: This is a request for a Major Change to the Prince/10 PAD (PAD-43) to incorporate an additional site into the PAD boundaries. The project is located at 2070 W Fort Lowell Road, near Prince Road and I-10.

- a. Review of Rezoning/Major Change Process
- b. Interested Parties

*Owner:* Garry Brav  
120 South Euclid LLC  
700 E Broadway Boulevard, Suite 200

Tucson, AZ 85719

*Applicant/Agent:* Brian Underwood and Adam Call  
The Planning Center  
2 E Congress Street, Suite 600  
Tucson, AZ 85701

**3. Case: TP-ENT- 1122-00003 Sixth at Campbell PAD – C-1, R-2, and P to PAD (Ward 6)**

Proposed Development: This is a request for a rezoning from C-1, R-2, and P to PAD for a multi-story, mixed-use development comprised of storefront retail with a market, and multi-family dwelling units, with building heights ranging from 50 – 80 feet. The project is located at the southwest corner of 6<sup>th</sup> Street and Campbell Avenue.

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

*Owner:* Scott Cummings  
Scott Cummings Properties  
324 E 8<sup>th</sup> Street, #230  
Tucson, AZ 85705

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

*Architect:* Richard Wiehe  
FORS Architecture  
2020 E Broadway Boulevard  
Tucson, AZ 85719

**4. TP-ENT-0223-00012– Broadway/Rosemont Apartments – Broadway Blvd.**

Proposed Development: This is a request to rezone 6.02 acres of a 7-acre parcel from R-1 Residential and C-1 Commercial to OCR-1 Office/Commercial/Residential, for the construction of a multi-family development with 222 market-rate apartments. The proposal includes six 45-foot-high buildings, two 26-foot-high buildings, and a two-story-high clubhouse. This project is located at the southwest corner of Broadway Blvd. and Rosemont Blvd.

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

*Owner:* Broadway-Rosemont LLC

2730 E Broadway Blvd. Ste. 135  
TUCSON, AZ 85716-5341

*Applicant/Agent:*

Thomas W. Warne  
TWW Investments, LLC  
70 West Cushing Street  
Tucson, Arizona 85701

*Architect:*

DesignCell Architecture  
1785 Village Center Cir Suite 100  
Las Vegas, NV 89134

## **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 791-5550.

\* The staff reports and related case maps are available online at  
<http://pdsd.tucsonaz.gov/pdsd/public-hearing-agenda-materials-rezoning-special-exceptions-original-city-zoning>