

CITY OF TUCSON
DEVELOPMENT STANDARD NO. 1-06.0
PLANNED AREA DEVELOPMENT (PAD) ZONE REZONING PROCEDURES

3.3 Initiation of a PAD District. (Cont'd)

- C. The PAD District land area shall be contiguous and in such configuration as to accommodate a well-integrated project.
- D. The Mayor and Council may authorize the initiation of a PAD District of less than forty (40) acres that is consistent with the intent of the PAD zone.

3.4 Neighborhood Meetings. In accordance with Sec. 5.4.5.2 of the *LUC*, the applicant is required to offer to meet with the owners of property surrounding the subject rezoning site prior to filing a rezoning application with the City. The office of the Council Ward in which the rezoning site is located is also to be notified of the meeting. To comply with the offer to meet requirement, the offer is to be in writing and is to specify the date, time, location, and purpose of the meeting. The meeting should be held at a location within a reasonable distance of the rezoning site and scheduled in the evening or on a weekend to encourage greater participation. The written invitation should be mailed so that it is received at least one week prior to the meeting. The invitation is to be sent specifically to: (1) the owners of any property that is, at a minimum, within three hundred (300) feet of the rezoning site; and (2) all neighborhood groups that cover an area which falls within one (1) mile of the rezoning site and are registered with the City's Citizen and Neighborhood Services Office.

3.5 Application. Prior to the submittal of a rezoning application to a PAD zone for review and processing by City staff, the applicant shall attend at least one (1) presubmittal conference conducted by the Planning Director. The Planning Director may decide that additional presubmittal meetings are necessary.

Following the presubmittal conference, the Planning Director shall make a determination as to whether the proposed rezoning to the PAD zone is in compliance with the adopted *General Plan* and area and neighborhood plans.

3.6 PAD Zone Documents. A rezoning application to the PAD zone shall include the following elements in the form of either a map(s), text, or both, in conformance with Sec. 5.4.2.4.C, Sec. 5.4.5.3, and Sec. 2.6.3.6 of the *LUC*.

- A. Introduction and Policy. A description of the purpose, scope, main concepts, and goals of the PAD District.
- B. Site Analysis.
- C. Plan Proposal.

3.7 Submittal and Staff Review Process. Draft PAD District Submittal - Following the Planning Director's determination that an amendment to the *General Plan* or area and neighborhood plans is not required, the draft PAD District application shall be submitted to the Planning Director for processing. Within one (1) week of its receipt, the Planning Department determines if the application is complete and acceptable. In addition to the information listed in Sec. 1-06.3.6, the application shall include the required fees in accordance with Development Standard 1-05.0, Development Review Fee Schedule, together with a statement of property ownership and control.

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3.7 Submittal and Staff Review Process. (Cont'd)

Once the PAD rezoning application has been reviewed for conformance with Sec. 5.4.5.3 of the *LUC* and determined to be acceptable, the PAD District documents are forwarded for agency review and comment. See *Exhibit I* for procedural time line.

Review agencies review the rezoning application within thirty-five (35) days of its acceptance and forward their comments to the Planning Director. These comments are provided to the applicant.

The applicant will provide the requested number of revised copies of the project to the Planning Department incorporating requested changes. These changes should be discussed with the reviewing agencies. As part of the resubmittal, a cover letter shall explain how the revisions were made and which requested changes were not addressed and why.

3.8 Zoning Examiner Public Hearing and Recommendation. Within thirty (30) days after the review agencies recommend approval, the PAD rezoning request is scheduled for a public hearing before the Zoning Examiner.

The Planning Department prepares and files a report with facts, findings, and a recommendation with the Zoning Examiner and forwards a copy to the applicant at least fifteen (15) days prior to the public hearing.

The Planning Department shall notify by mail all property owners within a minimum of three hundred (300) feet of the proposed PAD District and neighborhood and homeowners' associations that are registered with the City whose boundaries are within one (1) mile of the PAD District. The notice will include the time and place of the public hearing, not less than fifteen (15) nor more than thirty (30) days, prior to the date of the public hearing. Notice shall also be published in a newspaper of general circulation in the city of Tucson at least fifteen (15) days prior to the date of the public hearing. The Planning Director may require that additional individuals be notified.

The Zoning Examiner conducts a public hearing on the rezoning request and issues a report with a summary of findings and recommendation to the applicant and other interested parties within five (5) days of the conclusion of the public hearing.

Fourteen (14) days after the conclusion of the public hearing, the Zoning Examiner shall transmit a final report complete with a record of the public hearing, findings, conclusion, and recommendation to the Mayor and Council.

3.9 Mayor and Council Decision. The rezoning to the PAD zone is considered by Mayor and Council. The Mayor and Council may approve the rezoning or decide to hold a public hearing before approving, denying, or continuing the rezoning request. The Mayor and Council may also remand the rezoning request back to the Zoning Examiner.

3.10 Effectuation of an Adopted District. The ordinance becomes effective thirty (30) days after the Mayor and Council adopts the rezoning request to the PAD zone.

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THIS INSTRUMENT, made this 6th day of January, 1947, between John W. Murphy and Helen G. Murphy, husband and wife, hereinafter called the parties of the first part, and THE CITY OF TUCSON, a municipal corporation, the party of the second part, WITNESSETH:

That the said parties of the first part, for and in consideration of the benefits accruing to said parties of the first part by the establishment of a public street upon or over the premises hereinafter described, and other valuable considerations, the receipt whereof is hereby confessed and acknowledged, do by these presents, convey, remise, release and quit-claim unto the said party of the second part, and to its successors and assigns forever, all the right, title, interest, claim and demand which the said parties of the first part have in and to the following described real estate and property situate in the City of Tucson, County of Pima, State of Arizona, to-wit:

All that part of Lot "A" of Broadway Village, Pima County, Arizona, according to the map or plat thereof, of record in the office of the County Recorder of Pima County, Arizona, in Book 7 of Maps and Plats at page 9 thereof, described as follows, to-wit:

Commencing at a point at the southwest corner of said Lot "A"; run thence north along the west boundary line of said Lot "A", a distance of 5 feet to the true point of beginning; run thence northerly along the west boundary line of said Lot "A" a distance of 50 feet to a point; run thence easterly a distance of 200 feet more or less to a point on the east boundary line of said Lot "A", which point is 55 feet north of the southeast corner of said Lot "A"; run thence southerly along the east boundary line of said Lot "A" a distance of 50 feet to a point; run thence westerly a distance of 200 feet more or less, to the true point of beginning.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging, or in anywise appertaining, and all the estate, right, title, interest and claim, whatsoever, of the parties of the first part, either in law or equity, in possession or expectancy, to the

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Page 9
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only proper use, benefit and behoof of the said party of the second part,
his successors and assigns forever, for street purposes.

IN WITNESS WHEREOF we have hereunto set our hands the day and year first
above written.

John W. Murphy
Helen G. Murphy
John W. Murphy
Her Attorney in fact

STATE OF ARIZONA)
COUNTY OF PIMA)

This instrument was acknowledged before me this 6th day of January, 1947,
by John W. Murphy, individually and by John W. Murphy as attorney in fact
for Helen G. Murphy, his wife.

E. B. [Signature]
Notary Public

My commission expires

APPROVED AND ACCEPTED this 6th day of
January, 1947, by the Mayor and Council.

[Signature]
City Clerk, City of Tucson, Pima County,
Arizona.

OK as to
Description
Helen G. Murphy
1/6/47

744