

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Mayor and Council of the City of Tucson will hold a public hearing on **August 7, 2012 at or after 5:30 p.m.** in the Mayor and Council Chambers of City Hall, 255 West Alameda, Tucson, Arizona, at which time and place all interested persons will have an opportunity to appear and be heard in relation to the following:

Case: C9-12-01 Main Gate District (MGD) Rezoning Amendment to the MGD Overlay
Requested Zoning Change: The City of Tucson's Mayor and Council initiated a rezoning amendment for Area 1 of the Main Gate District, an urban overlay district.

Location: Area 1 is bounded by Speedway Boulevard on north, Tyndall Avenue on east, First Street on south and Euclid Avenue on west.

Proposed Development: The proposal currently under consideration will create within the MGD development document a special area of the Main Gate District called Area 1. The proposed Area 1 is divided into three subareas, namely, the Euclid Subarea, Speedway Subarea and Tyndall Subarea (See attached map).

A request for reasonable accommodation for persons with disabilities must be made to the City Clerk's Office by parties at least five working days in advance of the scheduled meeting and can be made by calling 791-4213 or 791-2639 (TDD). If you require an accommodation or materials in accessible format or require a foreign language interpreter or materials in a language other than English for this event, call 791-4213 at least five business days in advance.

The proposal is to amend the MGD development document to add a new Section D to address the following Area 1 special requirements affecting the subareas mentioned above and to amend associated parts of Sections B and C as applicable to Area 1. The amended language includes the following:

In the Euclid Subarea i) structures up to 40- foot building height may be used in the rear of affected property as long as the new development does not cause a de-listing of the properties from the West University Neighborhood National Register District; ii) the MGD zoning option may not be used for any modification that may cause a de-listing of the properties, iii) modifications must meet the Secretary of the Interior's Standards for Treatment of Historic Buildings per the evaluation of the City's Historic Preservation Officer (HPO); and iv) appeals to the HPO's decision can be made to the State Historic Preservation Officer.

In the Speedway Subarea i) the MGD zoning option is available in all cases of development; ii) MGD proposals undergoing Historic Preservation Zone demolition review should include a review of economic hardship analysis that considers potential changes of use available to the National Register District contributing properties under the MGD zoning option's more expanded use list; iii) maximum building height in the subarea is limited to 40 feet on the first privately-owned property east of Euclid Avenue and stepping up to 56 feet on the parcels west of the alley between Euclid and Tyndall Avenues; iv) the MGD Design Review Committee should review projects within the subarea for compliance with the MGD development document especially related to design considerations and the appropriate relationship to nearby buildings.

In the Tyndall Subarea i) reduce building heights in the development document along

Tyndall Avenue from 159 feet to 90 feet, 144 feet to 84 feet, and 84 feet to 56 feet; and
ii) special transition plan option may be approved by the MGD Design Review
Committee.

The Design Review Committee may make final decisions on design and development
requirements in Area 1.

If you wish to submit a written approval, protest, or comment .it must be received by
11:00 ~ August~2012 to:

City of Tucson
Department of Planning & Development Services
Rezoning Section, 201 N. Stone Avenue
Tucson, AZ 85701

If you have any questions concerning the rezoning request, please contact Jim Mazzocco
(837-6964) at the Department of Planning & Development Services.

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SPEEDWAYBLVD

Main Gate District (OUD) Area 1

Si usted tener algunas preguntas respecto a esta peticion de rezonificacion, favor de
Hamar al Departamento de Desarrollo, mimeros de telefono 837-6964