

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Mayor and Council of the City of Tucson will hold a public hearing on March 24, 2003, at or after 7:30 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:

LAND USE CODE (LUC) AMENDMENT – LARGE RETAIL ESTABLISHMENTS (“BIG BOXES”)

An amendment is proposed to Chapter 23, *Land Use Code (LUC)*, of the Tucson Code for the purpose of changing *LUC* requirements concerning development of Large Retail Establishments. Specifically, Large Retail Establishments would be allowed in the following zones as Permitted Land Uses (by right) or Special Exception Land Uses (SELUs) subject to compliance with performance criteria: “C-2” Commercial Zone, Sec. 2.5.4; “C-3” Commercial Zone, Sec. 2.5.5; “OCR-1” Office/Commercial/Residential Zone, Sec. 2.6.1; “OCR-2” Office/Commercial/Residential Zone, Sec. 2.6.2; “I-1” Light Industrial Zone, Sec. 2.7.2; and “I-2” Heavy Industrial Zone, Sec. 2.7.3. Large Retail Establishments would no longer be allowed as SELUs in the “RVC” Rural Village Center Zone or the “C-1” Commercial Zone.

Sec. 3.5.9.7, Large Retail Establishments, is proposed for revision to provide review processes, including “by right,” with review and approval by staff; Type IV Administrative SELU, with review and approval by the Development Services Department (DSD) Director; and Type V Administrative SELU, with review and approval by the Zoning Examiner. In addition, performance criteria have been amended to be more restrictive for development adjacent to or within a specified distance from residential zoning and uses and to be less restrictive adjacent to commercial or industrial zoning.

Sec. 3.3.4, Required Number of Motor Vehicle and Bicycle Parking Spaces, is amended to: clarify motor vehicle and bicycle parking space requirements for Large Retail Establishment Food and Beverage Sales, General Merchandise Sales, and furniture, carpet, and appliance stores and add requirements for home improvement centers. Sec. 5.4.3.4, Type IV Administrative Procedure, Sec. 5.4.3.5, Type V Administrative Procedure, and Sec. 5.4.5.19, Change to Conditions of Approval or to a Concept Plan, are amended to clarify review procedures for changes to conditions of approval or to concept plans. Sec. 6.2.2, Definitions – B, is amended to add a definition for the word “buffer.”

In addition, amendments are proposed to other sections of the *LUC* to facilitate the administration of the revised Large Retail Establishment regulations.

A copy of the proposed amendment can be obtained from the City of Tucson Comprehensive Planning Task Force located on the third floor of the MacArthur Building, 345 East Toole Avenue, Tucson, Arizona. For further information, please check the City of Tucson Comprehensive Planning Task Force web site at:

www.cityoftucson.org/planning/pcarchive2003/032403bb.pdf.

If you have any questions, please contact James Maurer or Sarah More at (520) 791-4505.

The chambers are wheelchair accessible; an assistive listening system for the hearing impaired is in place; and closed captioning is available on cable television. Please contact the City Clerk's Office at 791-4213 or 791-2639 (TDD) at least 24 hours prior to the meeting date to request additional auxiliary aids or services (e.g., signer for the hearing impaired, language interpreter, or agenda materials in large print). Requests for Braille translations require two working days prior to the meeting date.

Título del documento: Aviso de Audiencia Pública.

El tema de este documento es: Enmienda al Código de Usos del Suelo – Establecimientos Comerciales Grandes.

Si usted desea este documento escrito en Español, por favor llame al número de teléfono: 791-4505.

Cuando llame por este documento, por favor indique el título y el tema. Gracias.