



2014 PLAN AMENDMENT PROGRAM
PLANNING AND ZONING COMMISSION
STAFF REPORT



HEARING DATE	Wednesday, 27 August 2014
CASE	Co7-14-05 T. Read Holdings, LLC - N. Oracle Road (#2)
SUBREGION	Catalina Foothills
DISTRICT	1
LOCATION	Northeast of the intersection of N. Oracle Road and N. Genematas Drive
ACREAGE	0.66 Acres +/-
REQUEST	Amend planned land use intensity designation from Medium Intensity Urban (MIU) to Neighborhood Activity Center (NAC)
OWNER	T. Read Holdings, LLC (Tamara J. Read)
AGENT	Bruce Read

APPLICANT'S STATED REASONS TO AMEND THE COMPREHENSIVE PLAN
The applicant is requesting to amend the Comprehensive Plan land use designation on the site from Medium Intensity Urban (MIU) to Neighborhood Activity Center (NAC) to add additional commercial / retail uses per rezoning condition.

EXISTING ZONING/LAND USE
CB-1 Local Business Zone – tea room (café)

SURROUNDING LAND USE DESIGNATIONS	
North	Medium Intensity Urban (MIU)
South	City of Tucson
East	City of Tucson; Low Intensity Urban 1.2 (LIU 1.2)
West	City of Tucson

SURROUNDING ZONING/EXISTING LAND USE	
North	CR-4 Mixed-Dwelling Type Zone – undeveloped desert, residential development
South	O-3 Office Zone (Tucson) – undeveloped desert, residential development
East	O-3 Office Zone (Tucson); CR-4 Mixed-Dwelling Type and CR-1 Single Residence Zones – undeveloped desert, residential development
West	C-1 Commercial Zone (Tucson) – commercial development (1- and 2-story office)

STAFF REPORT

Staff recommends **Approval** of this request to amend the Comprehensive Plan from Medium Intensity Urban (MIU) to Neighborhood Activity Center (NAC) on 0.66 acres northeast of the intersection of N. Oracle Road and N. Genematas Drive in the Catalina Foothills Subregion for the following reasons:

1. Applicant proposes new uses of similar or lower intensity as the existing use on the site, chosen from CB-1 Local Business Zone Permitted Uses (listed below); local neighborhood association (Oracle Foothills Neighborhood Association) agrees to the proposed new uses.
2. No new development is proposed – existing structure, parking, access and other site elements would remain unchanged.
3. The site was allowed to be re-zoned to CB-1 Local Business Zone under MIU land use designation in 2000 – amending the Comprehensive Plan land use designation to NAC brings the land use designation and zoning on the site into compliance.

Staff recommends amending Comprehensive Plan Rezoning Policy RP-11, to accompany the proposed amendment, to read as follows:

A. Commercial uses on the site will be restricted to the following:

- Tea room / café
- Apparel store
- Art gallery or store
- Beauty shop
- Florist shop
- Gift, curio or novelty shop
- Interior decorator
- Jewelry store
- Office: business, professional or semi-professional
- Pilates / yoga studio

Any other uses on the site will require, at a minimum, a public hearing before the Board of Supervisors.

B. Structures will maintain a residential appearance.

C. No regular late night (after 10:00 pm) or early morning (midnight to 6:00 am) hours of operation. This does not include use of the site when the business is closed or an occasional special event.

D. No liquor license.

E. No amplifiers or public address system will be allowed; no excessive noise or sound beyond the site.

F. Lighting shall not be directed toward the residential lots.

G. Dumpsters will be fully screened and located in the parking area.

Comprehensive Plan Amendment Request:

This is a request by T. Read Holdings, LLC, represented by Bruce Read, to amend the Comprehensive Plan on 0.66 acres (*the site*) located northeast of the intersection of Oracle Road and Genematas Drive. The applicant requests to amend the Comprehensive Plan land use designation on the site from Medium Intensity Urban (MIU) to Neighborhood Activity Center (NAC) as part of a prior rezoning condition for allowing new commercial uses on the site other than the existing tea room.

Setting:

The site is made up of two adjacent properties (0.66 acres total). Access to the site is from Genematas Drive, about 300 feet from Oracle Road. The site elevation is about 2,350 feet, with a 30-foot-high bank on the north side of the site that ranges from between 30-70 percent slope. The site is defined by and somewhat isolated from surrounding residential development by the slope and roads. The site is developed with a two-story, 2,900-square-foot tea room, and about 10,000 square feet of paved parking.

History:

In 1998, the applicant requested an amendment of the Comprehensive Plan land use designation on the site from MIU to NAC (Co7-98-08), to rezone from CR-1 Single Residence to CB-1 Local Business Zone to establish commercial use on the site. Staff recommended and the Board of Supervisors approved that

the site retain its MIU land use status, but deemed the proposed tea room (café) to be in conformance with the Plan and adopted a Rezoning Policy to allow the site to be rezoned to CB-1 for that use only, notwithstanding the MIU mapped land use designation. Neighbors had expressed concerns about commercial activity on the site, but agreed with the sole proposed use.

Subsequently, staff recommended and the Board approved the rezoning on the site to CB-1 (Co9-00-012), with a condition that any change in use would require a new Comprehensive Plan amendment to change the land use designation of the site to NAC. Should this Comprehensive Plan amendment be approved, it will be followed up with a request for a substantial change to the rezoning condition to allow additional commercial uses on the site. The applicant has proposed a short list of new uses that will be of equivalent or lesser intensity than the current use. The existing building, parking, access, and other site elements would remain unchanged.

Surrounding conditions:

The site is located in a region of slightly to moderately hilly terrain with scattered steep slopes and deeply incised drainages. There are mixed commercial, office, retail, high-density residential uses and some undeveloped desert areas (e.g., Pima Wash) along Oracle Road near the site. There are areas with Commercial Activity Center (CAC) land use designation and existing development along Oracle Road, about 0.2 miles to the south at the intersection with River Road, and about a half-mile to the north, with hotel uses to the north and retail, office, gas station, restaurant uses at both sites.

The site is abutted by lands zoned CR-4 (Mixed-Dwelling Type) and TR (Transitional) zones (Pima County zoning), and C-1 (Commercial) and O-3 (Office) zones (City of Tucson zoning). There are areas zoned CR-1 and CR-5 (Multiple Residence) zones slightly further from the site; the Oracle Foothills Estate #2 subdivision (platted in 1949) lies east of the site. In general, CR-1 zoning makes up the bulk of the zoning in the region, with higher intensity uses and residential density found associated with Oracle Road.

The owners of the 50 acres located immediately north of this site have submitted a request to amend the Comprehensive Plan (Co7-14-03), to change the land use on their properties from Low Intensity Urban 1.2 (LIU 1.2) and MIU to MIU and NAC, with the existing Resource Transition (RT) area along Pima Wash to remain the same. The applicants propose re-developing the existing mixed residential and undeveloped areas to a master-planned commercial, retail and residential development. The portion of the larger site requested for NAC land use (about 13 acres) abuts this site also being proposed for NAC, though the topography could make connection between the sites difficult.

Transit issues:

The site is located along Oracle Road, a principal urban arterial road, with adequate circulation infrastructure for the site and region. There are currently three Sun Tran express routes to Marana and Oro Valley and one local bus route available along this section of Oracle Road. The closest stop is located at the River and Oracle intersection (about 1000 feet to the south).

Commercial / employment opportunities:

The applicant states that the tea room has been in operation since fall of 2002, and has likely provided some commercial and employment opportunities to the local and regional community.

PLAN AMENDMENT CRITERIA

Staff reviewed this plan amendment request to determine if one or more of the following criteria have been adequately met:

1. Promoting the implementation of:
 - a. The ***Maeveen Marie Behan Conservation Lands System (MMBCLS)***;
 - b. ***Growing Smarter Acts***: with particular emphasis given to the principles of smart growth, such as: (i) mixed use planning, (ii) compact development, (iii) multi-modal transportation

- opportunities, (iv) rational infrastructure expansion/improvements, (v) conservation of natural resources, and (vi) the growth area element (where applicable); and
- c. Other plan policies set forth in the Regional Plan Policies, Rezoning Policies and Special Area Polices.
2. Fulfilling the “Purpose” of the Annual Plan Amendment Program of the Pima County Zoning Code, § 18.89.040(A)(2) and (3):

The annual plan amendment program provides an opportunity to address oversights, inconsistencies, or land use-related inequities in the plan, or to acknowledge significant changes in a particular area since the adoption of the plan or plan updates. Annual amendments are reviewed concurrently in order to analyze potential cumulative impacts.

Maeveen Marie Behan Conservation Lands System

The site is outside of designated Maeveen Marie Behan Conservation Lands System (MMBCLS) areas and other regulated riparian areas.

Growing Smarter Acts / Comprehensive Plan Regional Plan Policies

The applicant proposes uses of similar or less intensity than the current use with no change to the existing building, developed site, parking, access and other site characteristics – the site is fully developed and no additional ground disturbance or construction is anticipated. As such, the requested amendment and subsequent land use actions will have little opportunity to affect mixed use, compact development, rational infrastructure improvements and natural resources conservation. The site’s location on Oracle Road, a principal urban arterial corridor, could contribute to opportunities for access by multi-modal transportation, but would depend, in part, on the availability of transit routes serving the site, and the willingness of patrons to utilize existing transit.

Rezoning Policies and Special Area Policies

The site is covered under Special Area Policy (S-2 Catalina Foothills), which prohibits construction of buildings in excess of 24 feet in height in the Catalina Foothills region. The 1998 Rezoning Policy (RP-11 Oracle Road / Genematas Drive) was enacted to restrict use and other aspects of commercial operation specifically on this site – these policies will be amended into updated Rezoning Policies.

Oversights, Inconsistencies, Land Use-Related Inequities, or Significant Changes

The 1998 Comprehensive Plan amendment staff report noted that the site was undersized for its then-CR-1 zoning, and while the Plan sought to minimize continuous strip commercial development and access along Oracle Road, the site location, specific use request and agreement from neighbors supported the retention of MIU land use and adoption of the policy to allow the rezoning for the tea room.

The applicant’s request to amend the land use designation on the site to NAC would, in fact, bring the land use designation and the existing conditional CB-1 zoning into compliance, while restricting uses to those that would continue to minimize impact the surrounding neighborhood.

AGENCY REVIEW COMMENTS

Pima County Departmental Review

Regional Flood Control District

1. A small portion of the site is impacted FEMA Zone X; however, this area has been previously dedicated to Pima County and has been avoided by existing development.
2. No drainage complaints have been filed against this property.

Please see the attached memo from the District dated 16 June 2014.

Regional Wastewater Reclamation Department

The existing business is currently served by private on-site disposal sewage system. There is currently no

public sewer immediately north and south of the property along the east side of Oracle Road. Properties northeast and south of Genematas Drive are also served by septic. It is assumed that proposed uses will also be served by septic.

The Regional Wastewater Reclamation District has no objection to the proposed Comprehensive Plan amendment.

Department of Transportation

Oracle Road is a paved 6-lane principal urban arterial with 200 feet of existing right-of-way. Oracle Road is maintained by the Arizona Department of Transportation (see comments below). Per the Pima County Major Streets and Scenic Routes Plan, Oracle Road is designated a Scenic Major Route. Oracle Road has a building setback specifically addressed in the Zoning Code, which is a 150-foot building setback from the centerline of Oracle Road per Table 18.77.030 of the code. The current traffic county is 39,500 ADT (2009), and the capacity is 59,900 ADT. The Pima Association of Government's traffic volume forecasts for Oracle Road predict a future volume of 45,525 ADT by 2040.

Genematas Drive is a paved, 2-lane county-maintained road. Traffic counts are unknown on Genematas Drive although they are estimated to be low due to the low density development east of the site. Generally, the proposed uses should not generate more traffic than the existing tea room.

The Pima County Department of Transportation has no stated objection to the proposed Comprehensive Plan amendment.

Other Agency Review

Arizona Department of Transportation

Arizona Department of Transportation (ADOT) manages State Route 77 (Oracle Road). ADOT states that the change in use on the site proposed by the amendment will not generate a significant number of additional trips to and from the site, and should not adversely affect traffic at the Oracle Road / Genematas Drive or Oracle Road / River Road intersections. ADOT requests that access to the site be from N. Genematas Drive only, and that the owner be responsible for any required improvements to the ADOT right-of-way as a result of change in use on the site.

Fire Department

Northwest Fire District has no objection to the proposed Comprehensive Plan amendment. Any new Development Plan should be submitted to the district for compliance with fire and safety code standards.

PUBLIC COMMENT

The Oracle Foothills Neighborhood Association (OFNA) provided comment on the 1998 Comprehensive Plan amendment and was in agreement with the Rezoning Policy and subsequent rezoning conditions that allowed the tea room as the only commercial use on the site. For this amendment the applicant met with the OFNA Board of Directors to discuss additional uses the association might consider of equivalent or less intensity than the existing tea room that would be appropriate for the site.

In a letter dated 11 June 2014, OFNA stated that they were agreeable to a list of potential uses at the site based upon Permitted Uses in the CB-1 Local Business Zone (Section 18.43.030(B)) – this list is reflected in the proposed Rezoning Policy. OFNA also requested that the restrictions currently in place through Rezoning Policy RP-11 remain in effect.

No other letters or communications were received regarding the proposed amendment.

Respectfully submitted,



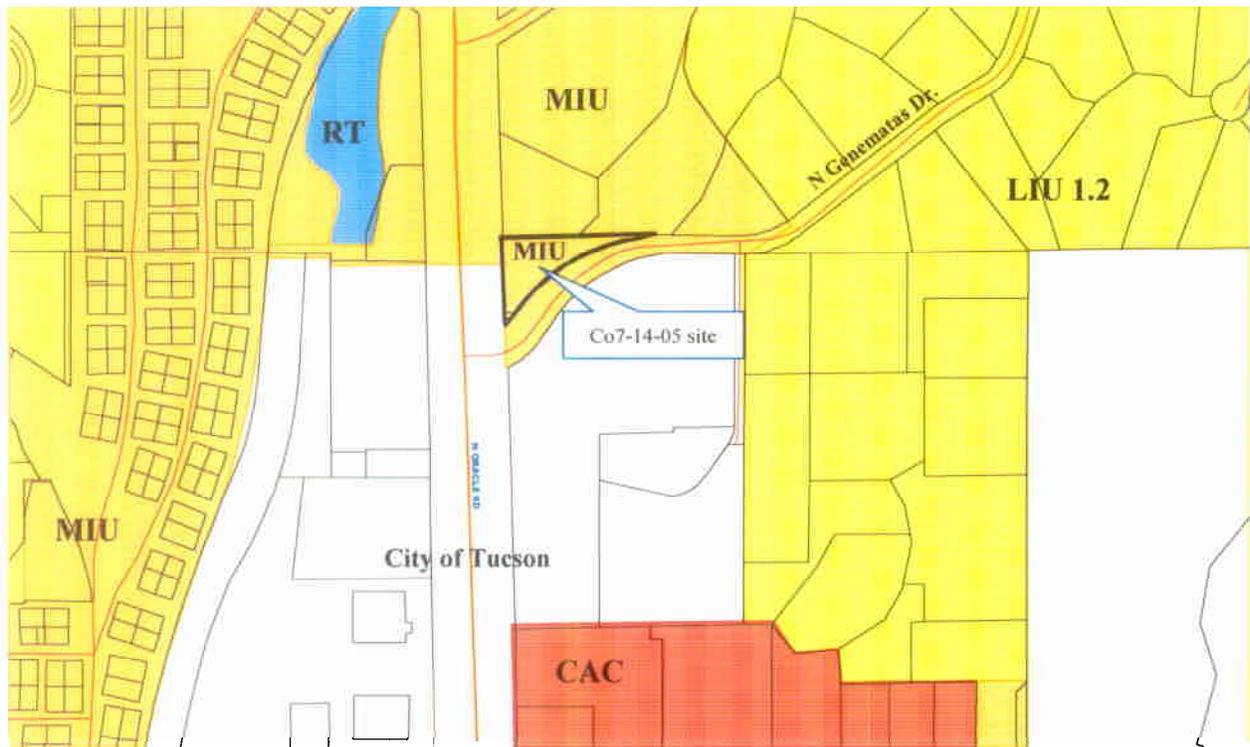
Mark Holden
Senior Planner

xc: Property Owner
Applicant
File

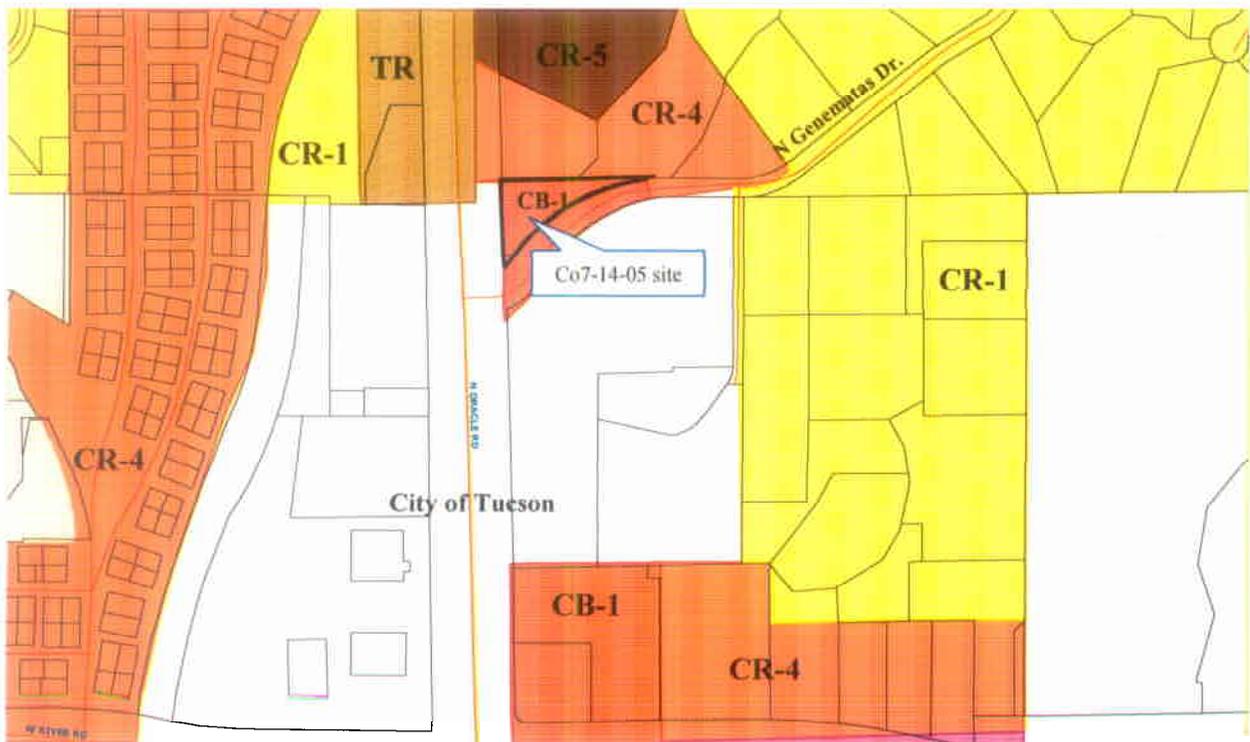
Co7-14-05 T. Read Holdings, LLC – N. Oracle Road (#2)
Aerial photograph



Co7-14-05 T. Read Holdings, LLC – N. Oracle Road (#2)
Current Comprehensive Plan Land Use Map



Co7-14-05 T. Read Holdings, LLC – N. Oracle Road (#2)
Current Zoning Map





**PIMA COUNTY COMPREHENSIVE PLAN
2014 PLAN AMENDMENT PROGRAM**

Application

07-14-05

SECTION I. OWNER/APPLICANT INFORMATION

PROPERTY OWNER(S): TAMARA J. READ

DAYTIME PHONE: 520 444-1824 FAX: 520 408 7033

ADDRESS: 7390 VALLEY LIGHTS PLACE, TUCSON, AZ 85750

APPLICANT (if other than owner): BRUCE READ E-MAIL: chantillytearoom@westoffice.net

DAYTIME PHONE: 520 444-1824 FAX: 520 408 7033

ADDRESS: 7389 N CAMINO SIN VACAS, TUCSON, AZ 85718

E-MAIL Bruce.H.Read@gmail.com

SECTION II. AMENDMENT REQUEST INFORMATION

TAX CODE NO(S): 105 03 006 C , 105 03 006 D

TOTAL ACRES: .66

GENERAL PROPERTY LOCATION: NE CORNER OF ORACLE & GENEMATUS DR
(Approx 1/4 mile N. of RIVER RD)

COMPREHENSIVE PLAN SUBREGION(S): CATALINA FOOTHILLS

ZONING BASEMAP(S): 46 BOARD OF SUPERVISORS DISTRICT(S): # 1

CURRENT/CONDITIONAL ZONING: CB-1

EXISTING LAND USE: TEA ROOM

CURRENT PLAN DESIGNATION(S) AND ACREAGE(S): MIU, .66 with
Special AREA policy RP-11

REQUESTED PLAN DESIGNATION(S) AND ACREAGE(S):
NAC, .66 - SEE ATTACHMENT # 1

SPECIAL AREA OR REZONING POLICIES BY POLICY #, WHICH CURRENTLY APPLY TO THE PROPERTY:

RP-11 - SEE ATTACHMENT # 2

APR 29 2014

SPECIAL AREA OR REZONING POLICIES PROPOSED AS PART OF THE AMENDMENT REQUEST:

RP-11, with AMENDED LAND USES

SECTION III. SURROUNDING PROPERTIES INFORMATION

CURRENT PLANNED LAND USE DESIGNATIONS OF SURROUNDING PROPERTIES (within 500 feet):

NORTH: MIU SOUTH: CITY

EAST: LIU WEST: MIU / CITY

EXISTING USES OF SURROUNDING PROPERTIES (within 500 feet):

NORTH: APARTMENTS

SOUTH: VACANT

EAST: VACANT

WEST: COMMERCIAL / OFFICE

EXISTING AND CONDITIONAL ZONING OF SURROUNDING PROPERTIES (within 500 feet):

NORTH: CR-4 SOUTH: CITY

EAST: CR-4 / CITY WEST: TR / CITY

SECTION IV. REASONS FOR PROPOSED AMENDMENT

Please refer to Section I(F) of the Application Process Requirements document. Explain why you think one or more of the reasons described in Section I(F) support your Plan Amendment request. Attach additional page(s), if necessary.

SEE ATTACHMENT # 3

NOTE: NO ADDITIONAL INFORMATION RELATED TO SECT I(F), AS THE PROPERTY IS ALREADY DEVELOPED. AND

SECTION V: - THIS SITE IS NOT WITHIN THE CLS.

SECTION VI. SUBMITTALS

THE FOLLOWING ITEMS MUST BE INCLUDED IN THE APPLICATION:

- Site map - refer to Section I(E) of this application form for requirements.
- Ownership verification:
 - Assessor's map and property inquiry (APIQ) printout.
 - Original letter(s) of authorization (if applicant is not the property owner).
 - If a trust, original signature of trust officer and list of beneficiaries (if applicable).
 - If a corporation, original signature with person's title and the list of corporate officers (if applicable).
- PDF files of application materials, if applicable.
- Additional materials, if any
- Processing Fee (See attached *Comprehensive Plan Amendment Fee Schedule Summary*).

SECTION VII.

This complete application is true and correct to the best of my knowledge. I am the owner of the above-described property or have been authorized by the owner to make this application.

Tamara J. Reed
SIGNATURE OF APPLICANT

4/28/14
DATE

Tamara J. Reed
NAME OF APPLICANT - PRINTED

APR 29 2014
TE

Narrative Supplied by Property Owner / Applicant for the Application (April 29, 2014)

Requested Plan Designation & Acreage:

Attachment #1: NAC, .66. While the rezoning condition (#10 of Co9-00-12) states we must apply for the NAC designation, we would be perfectly content with MIU designation and only amend the existing Special Area Policy to allow a rezoning request or a modification of the existing rezoning condition to add: beauty salon/beauty shop, office-business or professional/semi-professional, the undeleted permitted uses (Title 18-Zoning, Para. 18-43-030) as enumerated in attachment #4, or a land use of equivalent or less "intensity." All the other conditions of the existing Special Area Policy would remain intact.

Special Area or Rezoning Policies (by #) Which Currently Apply to the Property:

Attachment #2: Rezoning Policy RP-11 Oracle Road / Genematas Drive (CF) [1-20]

General location

A 0.66-acre site located on the northeast corner of N. Oracle Road and N. Genematas Drive, in Section 13, Township 13 South, Range 13 East.

Policies

- A. A rezoning request to the CB-1 zone shall be deemed to be in conformance with the Comprehensive Plan, provided the use is limited to a tea room (or a café which is comparable in type, scale, and intensity) and further provided the following policies are met.
- B. Prior to the submittal of a rezoning application, the applicant will meet with representatives of the Oracle Foothills Neighborhood Association to determine an acceptable plan for access, subject to approval by the Arizona Department of Transportation. If there is evidence of increased traffic internal to the subdivision due to the use, the applicant shall provide, at their own expense, traffic calming measures to minimize this situation.
- C. Structures will maintain a residential appearance.
- D. No regular late night (after 10:00 p.m.) or early morning (midnight to 6:00 a.m.) hours of operation. This does not include use of the site when the business is closed or an occasional special event.
- E. No liquor license.
- F. No amplifiers or public address system will be allowed; no excessive noise or sound beyond the site.
- G. Lighting shall not be directed toward the residential lots.
- H. Dumpsters will be fully screened and located in the parking area.

Reasons for Proposed Amendment:

Attachment #3: We are requesting a comprehensive plan amendment to neighborhood activity center (NAC) because of a rezoning condition (Co 9-00-12); however, only to amend the existing Special Area Policy to allow a rezoning request or a modification of the existing rezoning condition, allowing the additional land use for a beauty salon/beauty shop, office-business professional/semi-professional, the undeleted permitted uses (Title 18-Zoning, Para. 18-43-030) as enumerated in attachment #4, or a land use of equivalent or less "intensity."

This proposed amendment will allow for the continued use of this property for a business where uses will be no more intense, or even less intense, than the current use as a tea room, which has been operating since the fall of 2002.

The slightly expanded land use of the property is needed in order to attract a future buyer of the property and yet ensure that the property use remains compatible with the neighborhood.

The property was a previously vacant lot with very sparse vegetation. The current approved comprehensive plan allowed the property to be improved with a residential-looking structure with plentiful landscaping. This comprehensive plan amendment request preserves all of this; as the only change is a slightly expanded land use request – adding the potential uses stated above. This ensures the long term compatible land use and simultaneously preserves a neighborhood look for the homeowners who enter their area on Genematas Drive.

Attachment #4: Commercial / retail uses on the Comprehensive Plan amendment site requested by the applicant:

Tea room / café

Apparel store

Art gallery or store

Beauty shop

Florist shop

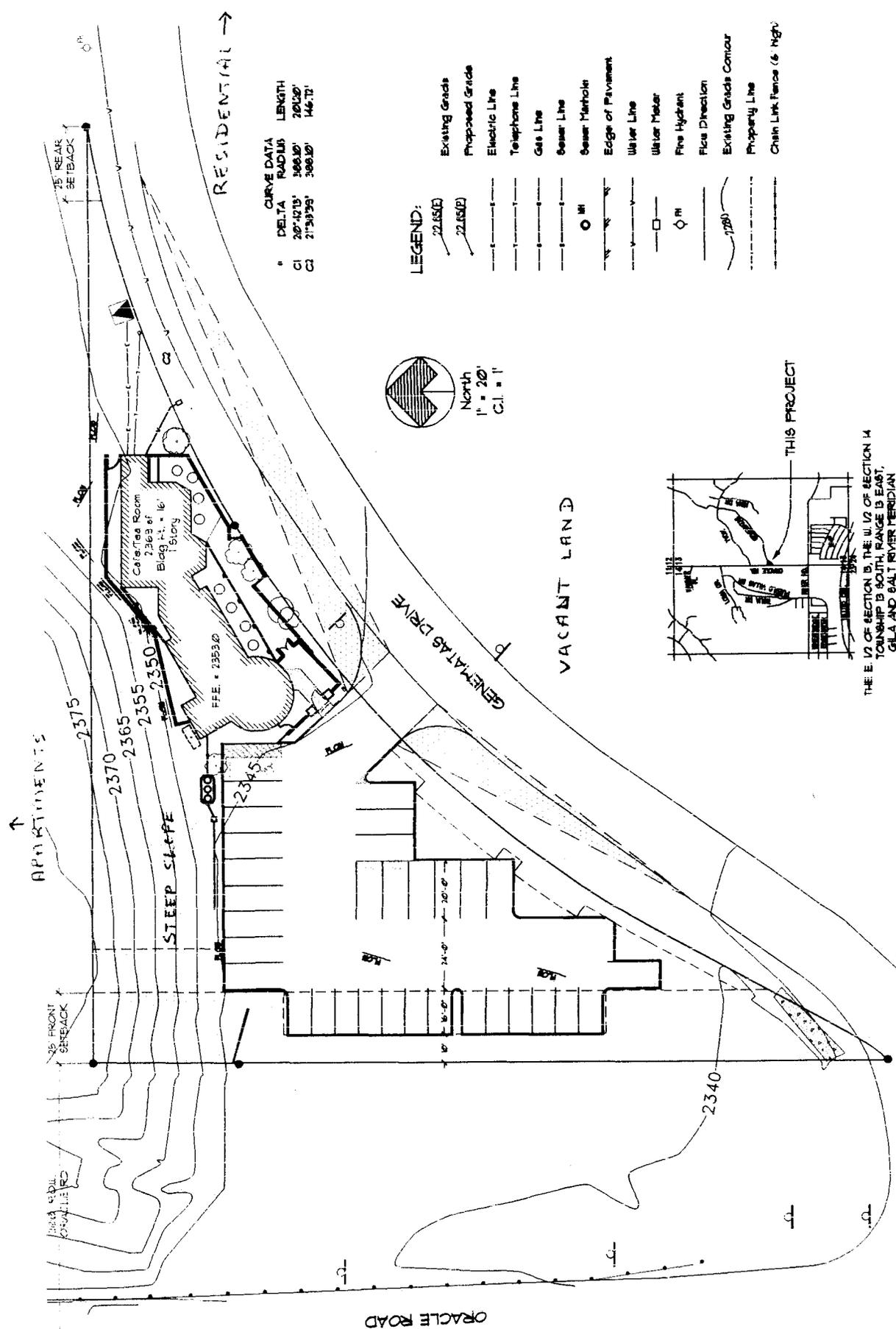
Gift, curio or novelty shop

Interior decorator

Jewelry store

Office: business, professional or semi-professional

Pilates / yoga studio

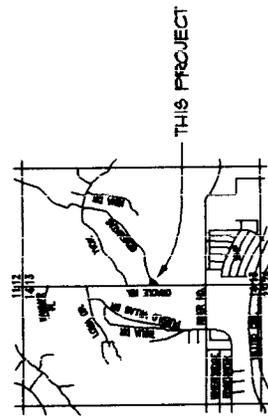
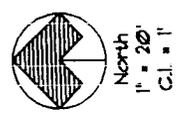


CURVE DATA

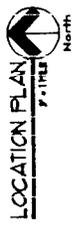
Δ	DELTA	RADIUS	LENGTH
C1	20°42'15"	366.10'	203.00'
C2	21°53'29"	366.10'	144.71'

LEGEND:

	Existing Grade
	Proposed Grade
	Electric Line
	Telephone Line
	Gas Line
	Sewer Line
	Sewer Manhole
	Edge of Pavement
	Water Line
	Water Meter
	Fire Hydrant
	Flow Direction
	Existing Grads Contour
	Property Line
	Chain Link Fence (6 High)



THE E 1/2 OF SECTION 15, THE W 1/2 OF SECTION 14, TOWNSHIP 13 SOUTH, RANGE 13 EAST, GILA AND GALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA



APR 29 2014



DATE: June 16, 2014

TO: Mark Holden, DSD
Senior Planner

FROM: 
Greg Saxe, Ph.D.
Env. Plg. Mgr

SUBJECT: Co7-14-05 T. Read Holdings, LLC – N Oracle Rd Plan Amendment (#2)

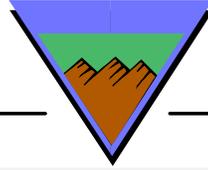
I have reviewed the request and have the following comments:

1. A small portion of the site is impacted FEMA Zone X however this area has been previously dedicated to Pima County and has been avoided by existing development.
2. No drainage complaints have been filed against the property.

In conclusion the District has no objection or recommended rezoning conditions.

GS/sm

cc: File



Oracle Foothills Neighborhood Association

P.O. Box 35783 • Tucson, AZ 85740

May 17, 2014

Chris Poirier
Assistant Planning Director
Pima County Development Services
201 N. Stone Ave.
Tucson, AZ 85701

Re: Chantilly Tea Room

Chris,

The OFNA Board has been in contact with Bruce Read, owner of the Chantilly Tea Room at Oracle and Genematas, directly adjoining our neighborhood. The Board would like to offer our support for Mr. Read's request to amend the Pima County Comprehensive Plan to change the use of the current business, as follows:

- We would support language allowing the use to change to 'beauty shop/salon' or 'office - business professional/semi-professional'.
- We would not support any change in use that would be more intensive than what is presently in place.
- We request that the conditions currently restricting the Tea Room remain in place for any future business/use, i.e.,¹
 - D. No regular late night (after 10:00 p.m.) or early morning (midnight to 6:00 a.m.) hours of operation. This does not include use of the site when the business is closed or an occasional special event.
 - E. No liquor license.
 - F. No amplifiers or public address system will be allowed; no excessive noise or sound beyond the site.
 - G. Lighting shall not be directed toward the residential lots.
 - H. Dumpsters will be fully screened and located in the parking area.

1. Pima County Comprehensive Plan, Rezoning and Special Area Plan Policies, page 6.

- We request that on-street parking not be allowed. Genematas Drive is narrow with minimal shoulders and does not lend itself to having cars parked on both sides of the road. On-street parking has been an issue in the past at the Tea Room.

Lastly, the Board would like to request that we be notified of any hearings or requests for public input regarding this project. Our address is:

OFNA
P.O. Box 35783
Tucson, AZ 85740

You may also contact us by phone or e-mail:
Robert Bolton, 887-7919, babs7919@comcast.net
Jay DeAngeli, 690-1107, ejdeangeli@comcast.net

Thank you for your consideration in this matter.

Sincerely,

Robert Bolton

Robert Bolton
President
Oracle Foothills Neighborhood Association

cc: Bruce Read

Oracle Foothills Neighborhood Association

Special Call Meeting
Catalina Foothills Center Project/Tea Room
June 10, 2014
5459 N. Agave Dr.
Minutes

The meeting was called to order at 7pm by president Robert Bolton.

Board Members Present: Bente Jensen, Robert Bolton, Mary Jo Schwartz, Ron Kuykendall, Leo Roop, John Battaile, Jay DeAngeli, Susan Berger, Roxie Lopez.

Board Members Absent: Tom Scarborough, Delann DeBenedetti

Neighbors Present: Barbara Bolton, Robert Lanier, Carole DeAngeli (Recording Secretary)

Tea Room - Mr. Read has asked this board to reconsider the number of potential uses we would approve for the Tea Room site, and has provided us with a requested list of 10 business types within CB-1, two of which we have already approved. He doesn't feel that he is able to properly market and sell his property if the potential uses are so limited. A discussion of the various pros and cons ensued. It was moved and seconded that the board approve the list in its entirety. The vote was 7-2 in favor. Thus the motion passed. The board will notify PC planners that we will agree to the following potential uses for the site:

(Numbers are from Pima County Zoning Code 18.43.030, Permitted Uses within Local Business Zone, CB-1)

- 3. Apparel Store**
- 5. Art Gallery or Store**
- 15. Beauty Shop/Salon**
- 37. Florist Shop**
- 43. Gift, Curio or Novelty Shop**
- 50. Interior Decorator**
- 52. Jewelry Store**
- 64. Office: Business, Professional or Semi-Professional**
- Pilates/Yoga Studio (Not currently specified in the zoning code)**

A letter will be sent by Robert to the planning staff specifying the above and reiterating our requirements for limitations on the uses as specified in our original letter dated 5/17/14.

The meeting was adjourned at 9:10pm.