



September 18, 2019

Subject: 375 S. Stone Avenue Rezoning - Neighborhood Meeting Invitation

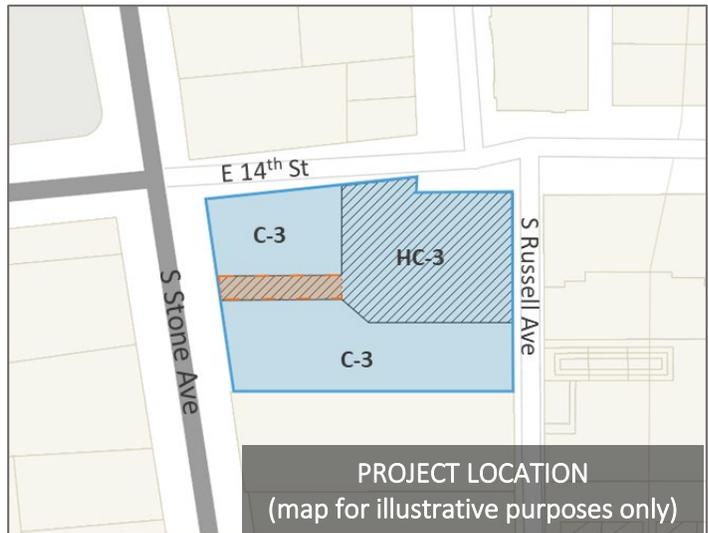
Dear Neighbor:

Our firm represents Dabdoub Acquisitions, LLC (the "Owner"), which owns approximately 1.08 acres on the southeast corner of Stone Avenue and 14th Street (the "Property") in the City of Tucson ("City"). The Property is zoned a combination of C-3 and HC-3. The Owner, along with Miramonte Homes, intends to create a mixed-use project that will include the first new, multi-family/condominium residential development in the downtown market (the "Project") on a portion of the Property using the C-3 and Infill Incentive District ("IID") zoning. The HC-3 zoning is primarily on the Brady Court historic structure, which will be preserved/restored. However, there is a "leg" of the HC-3 zone that extends west across a vacant parking lot (identified in orange on map, below) that is not protecting (nor has ever protected) any historic structure. We are requesting a rezoning to remove the HC-3 "leg" from the zoning map. We will also slightly reconfigure the HC-3 designation to protect the Brady Court buildings and work on other preservation rezoning conditions.

As a nearby resident, property owner or neighborhood association representative, we invite you to attend a neighborhood meeting to learn more about the Project. The meeting will include a presentation on the Project, a review of the City's rezoning process, and plenty of time for questions.

Meeting Information

DATE: Tuesday, October 1, 2019
TIME: 5:30 PM
LOCATION: St. Andrew's Episcopal Church
Parish Hall
545 S. 5th Avenue
Tucson, AZ 85701



The City will directly send separate notices for any future public hearings. If you would like to speak personally with someone at the City regarding this matter, please feel free to call Mr. John Beall directly at (520) 837-6966.

We look forward to seeing you at the neighborhood meeting. If you have any questions before the meeting, or if you cannot attend the meeting and would like to discuss the Project, please contact me at (520) 207-4464 or via email at rlarge@lsblandlaw.com.

Sincerely,

Robin Large
Lazarus, Silvyn & Bangs, P.C.