

10/02/2026

**NOTICE OF ZONING APPLICATION
COMMUNITY CORRIDORS TOOL (CCT)**

Dear Property Owner,

The City of Tucson's Planning and Development Services Department (PDS) has received a pre-application request and preliminary concept for a development proposing to use the Community Corridors Tool. As required by the City's Unified Development Code (UDC), you are receiving this notice prior to the formal submittal of the application to the City.

Pre-Application Activity Number	TP-PRE-0126-00022
Description	25 new 1- & 2-story townhomes and three single family homes to be developed in character with and complementary to the existing Arizona Inn. Units are proposed to be owned, managed and rented by the Inn. Building height will be up to 25 feet.
Project Type	Type 4 - Site development or redevelopment
Address	2200 & 2201 East Elm Street
Zoning	R-2 and R-1

You may visit <https://pro.tucsonaz.gov/>, select "Activity Search" and type in the activity number listed above. Under "Plans," select the activity number. Under "Documents," open the listed file(s) by clicking on the "View" button.



What is the Community Corridors Tool (CCT)?

In March 2025, the Mayor and Council adopted the CCT, which updated the City's zoning code. The CCT is an optional zoning overlay, found in Unified Development Code (UDC) Article 5.11, that provides for greater flexibility in some development standards in exchange for community benefits, such as public spaces, wider sidewalks, and more shade. The goals of the CCT include increasing housing opportunities, repurposing vacant lots, empty strip malls, and large parking areas, and fostering growth of dynamic, mixed-use destinations that encourage economic and social vibrancy within the community.

Why am I receiving this notice?

This information notice is required by the UDC. You are receiving this notice because the Pima County Assessor's Office identifies you as an owner of property located within four hundred (400') feet of the subject property, or you are listed as a contact person for the registered City of Tucson Neighborhood Association closest to the property that is being considered for development.

What happens next?

A pre-application meeting is required of all CCT applications. Following the meeting, the applicant must send this required notice not less than 10 days and not more than 60 days prior to formal submission of their development proposal to the City of Tucson. Once received by the City, it will go through review to ensure compliance with the CCT and all other applicable City regulations. The final decision on the application is made in accordance with Section 3.3.3. of the UDC.

Para solicitar información de este caso en español, por favor comuníquese al (520) 791-5550 ó DSD_Zoning_Administration@tucsonaz.gov, y proporcione el número de caso: TP-PRE- 0126-00022.

Applicant, Owner, or Developer contact information:

Name	Linda Morales or Brian Underwood
Company or Firm	The Planning Center
Phone	520 623-6146
Email address	lmorales@azplanningcenter.com ; bunderwood@azplanningcenter.com

October 2nd , 2026

Dear Neighbor,

On behalf of the owners of the Arizona Inn, we have had a pre-application meeting with the City of Tucson's Planning and Development Services Department regarding a proposal to use the Community Corridors Tool on Arizona Inn-owned property. This notice is provided as required by the City of Tucson prior to formal submittal of the application.

The proposal is to develop 25 new one- and two-story townhomes on the existing parking lot at the southwest portion of the property, and three single-family homes along Elm Street. The proposed homes would have a building height of up to 25 feet.

These residences would be owned, managed, and rented by the owners of the Arizona Inn.

The ownership team is deeply committed to preserving the quality, character, and historic hospitality that have made the Arizona Inn such a beloved Tucson landmark for generations. They are excited to thoughtfully revitalize the property and restore the Inn to the elegance and status of its peak years. The proposed residences are intended to complement that vision by creating new opportunities for high-quality housing in the neighborhood, allowing residents to enjoy the Inn's amenities and unique setting. Just as important, the additional income will help support the Inn's long-term viability and financial strength, so it can continue as a treasured part of Tucson for years to come.

If you have questions or comments, please contact Linda Morales or Brian Underwood at (520) 623-6146, or by email at lmorales@azplanningcenter.com or bunderwood@azplanningcenter.com. You may also submit comments or questions directly to the City of Tucson's Planning and Development Services Department at pdsinquiries@tucsonaz.gov or (520) 791-5550.

Sincerely,

THE PLANNING CENTER



Brian Underwood, Principal



