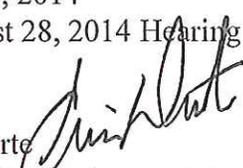




MEMORANDUM

DATE: August 13, 2014
For August 28, 2014 Hearing

TO: Linus Kafka
Zoning Examiner

FROM: Ernie Duarte 
Planning & Development Services
Director

SUBJECT: REZONING: PLANNING & DEVELOPMENT SERVICES REPORT
ESTABLISHMENT OF ORIGINAL CITY ZONING
C15-14-03 Ghost River Ranch Annexation District, County CR-1 zone to City
RX-1 zone (Ward 2)

Issue – This is a request by City of Tucson to establish Original City Zoning on approximately 17.50 acres of land recently annexed by the City of Tucson. Establishment of Original City Zoning requires that the property be rezoned from the County CR-1 zone to the City RX-1 zone. The rezoning site is located on the west side of Bear Canyon Road approximately 3,000 feet north of Tanque Verde Road (see Case Location Map). The property is made up of sixteen parcels within the platted Ghost River Ranch subdivision.

Planning & Development Services Recommendation – The Planning & Development Services Department recommends approval of RX-1 zoning as the Original City Zoning, and the extension of the *Major Streets and Routes Plan* and *Scenic Corridor Zone* designations on Bear Canyon Road.

Background Information

Annexation History – Mayor and Council adopted Ordinance No. 11159, annexing the Ghost River Ranch Annexation District on April 23, 2013. The annexation became effective on May 23, 2013. Original City zoning is to be established by November 23, 2013.

Existing Land Use: vacant subdivided land

Surrounding Zones and Land Uses:

North: Zoned County CR-1; single family residential
South: Zoned RX-1; vacant land, single family residential
East: Zoned County CR-1; single family residential
West: Zoned County SR and CR-1; vacant land and single family residential

Previous Cases on the Property: none

Related Cases: none

Zoning Translation

Arizona State law provides the Original City Zoning must be applied to recently annexed property within 6 months of annexation. The Original City Zoning may not allow uses or densities greater than those permitted under the existing County zoning. Consistent with State law and Mayor and Council policy, staff translates the Pima County zoning to the most comparable City zoning, thereby allowing uses and densities equivalent to what was allowed under County zoning.

PIMA COUNTY ZONING	CITY TRANSLATION	CITY OVERLAY ZONES
CR-1	RX-1	Major Streets & Routes Plan Scenic Corridor Zone

County CR-1: Pima County’s CR-1 Zone is a residential zone that allows single-family residences. It requires a minimum lot size of 36,000 square feet, and permits a maximum building height of 34 feet.

City RX-1: The City of Tucson RX-1 Zone is the most comparable to the County CR-1 zone. The RX-1 Zone is also a residential zone that allows single-family-residences and requires a minimum lot size of 36,000 square feet. It permits a maximum building height of 30 feet.

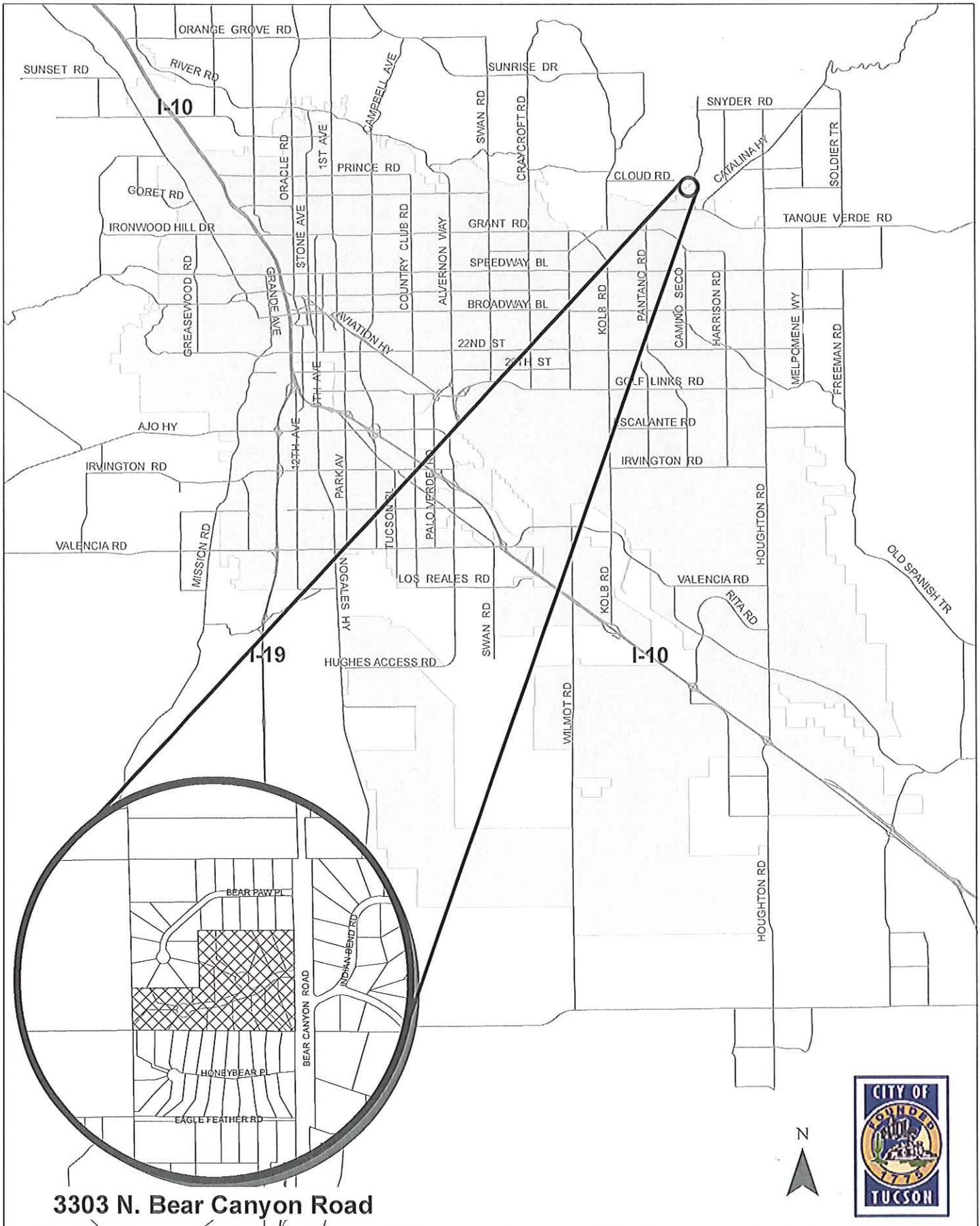
Vehicular access is from Bear Canyon Road, which is located immediately to the east of the annexation district. Within the City of Tucson, Bear Canyon Road is identified as a scenic arterial street on the City of Tucson *Major Streets and Routes Plan* map, with a future right-of-way of 200 feet. The purpose of the Scenic Route designation is to protect the City's unique visual setting and promote its economic well being by establishing performance regulations which assure design sensitivity by preserving scenic resources and natural vegetation. Bear Canyon Road is designated as a Scenic Route within Pima County and meets the Scenic Route criteria outlined in the City’s *Major Streets and Routes Plan*. Therefore, the Original City Zoning includes designation of that portion of Bear Canyon Road lying within the annexation district as a Scenic Route and extends the *Major Streets and Routes Plan* designation for Bear Canyon Road.

Planning Considerations – The Ghost River Ranch Annexation District is within the boundaries of the *Catalina Foothills Subregional Plan* and *Plan Tucson* though no Map detail has been created that would provide specific policy direction. *Plan Tucson* identifies this area as appropriate for annexation and supports residential development at similar densities to surrounding properties.

Surrounding development includes single-family residential subdivisions zoned County CR-1 to the north and east, a single-family residential subdivision zoned City of Tucson RX-1 to the south, and one single family residence on approximately 60 acres zoned County SR to the west. The request to establish original City zoning from Pima County CR-1 to City Zoning RX-1 is consistent with the zoning pattern in area.

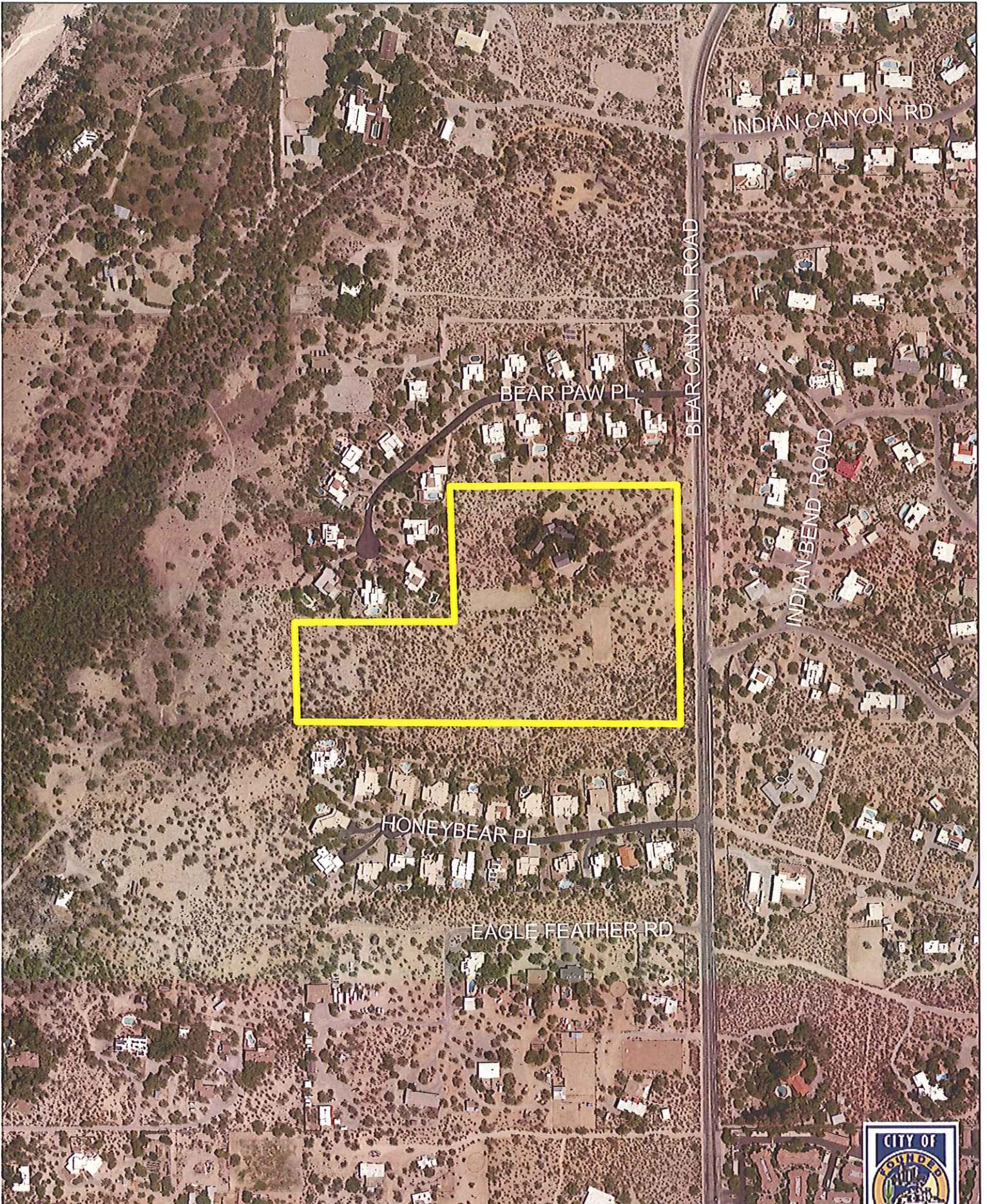
Conclusion – The proposed RX-1 zoning, as well as the proposed extension of the *Major Streets and Routes Plan* and *Scenic Corridor Zone* designations on Bear Canyon Road is consistent with State law and supported by *Plan Tucson* and is therefore appropriate.

C15-14-03 Ghost River Ranch - Bear Canyon Road



3303 N. Bear Canyon Road



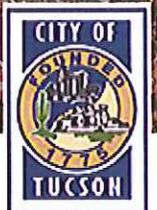


C15-14-03 Ghost River Ranch - Bear Canyon Road
2012 Aerial



0 100 200 400
Feet

1 inch = 400 feet



PUBLIC FACILITIES AND SERVICES REPORT FOR August 28, 2014
(as of July 28, 2014)

**C15-14-03, Ghost River Ranch Annexation District
County Zoning (CR-1) to Original City Zoning (RX-1)**

CITY AGENCIES

Planning & Development Services – Community Design: See attached comments dated July 16, 2014.
Planning & Development Services – Zoning Review: See attached comments dated June 27, 2014.

No Objections Noted

Planning & Development Services – Engineering
Planning & Development Services – Sign Code
Planning & Development Services – Zoning Enforcement
Community Services – Historic Preservation Officer
Office of Integrated Planning
Environmental Services
Tucson Parks and Recreation
Tucson Police Department
Planning & Development Services – Landscape
Transportation – Engineering
Transportation – Traffic Engineering
Tucson Fire Department
Tucson Water Department
Transportation - Streets

No Objections Noted

Arizona Department of Transportation
Pima County Wastewater
TUSD School District
Pima Association of Governments

Additional information about this project, including the staff report to the Zoning Examiner and the Preliminary Development Plan, will be posted on the web by 5:00 PM, *August 13, 2014* at http://cms3.tucsonaz.gov/planning/prog_proj/projects/rezoning/index.html



Approval – Protest Form

If you wish to submit a written protest or approval, this form is provided for your convenience. Please print your comments below, sign your name, and mail to the Rezoning Section of the Planning and Development Services Department at the address on the reverse side (you will need to attach postage). The number of approvals and protests along with protest calculations will be reported at the Zoning Examiner’s public hearing.

Approvals and protests must have an owner’s signature to be recorded.

If protests are filed from property owners representing 20% or more by area in any quadrant of the area located within a 150 foot radius of the parcel(s) on which the rezoning is proposed, an affirmative vote of ¾ of the Mayor and Council will be required to approve the rezoning ordinance.

**Case: C15-14-03, County CR-1 to Original City Zoning RX-1
Ward 2**

I/We the undersigned property owners, wish to

- APPROVE the proposed rezoning.
- PROTEST the proposed rezoning.

Reason:

PLEASE PRINT YOUR NAME	PLEASE PRINT MAILING ADDRESS	PLEASE PRINT LEGAL PROPERTY DESCRIPTION		
		Subdivision	Block	Lot

Owner’s Signature: _____ Date _____

Place
Stamp
Here

City of Tucson
Planning and Development Services Department
Rezoning Section
201 N. Stone
P.O. Box 27210
Tucson, Arizona 85726-7210

C15-14-03

Expose this flap - Affix stamp and return



City of Tucson JB
Planning and Development Services
Department -Rezoning Section
201 N. Stone Avenue
P.O. BOX 27210
Tucson, Arizona 85726-7210

C15-14-03
IMPORTANT REZONING NOTICE ENCLOSED

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