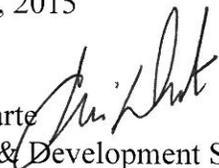




MEMORANDUM

DATE: February 13, 2015
March 19, 2015

TO: Linus Kafka
Zoning Examiner

FROM: Ernie Duarte 
Planning & Development Services
Director

SUBJECT: REZONING: PLANNING & DEVELOPMENT SERVICES REPORT
ESTABLISHMENT OF ORIGINAL CITY ZONING
C15-14-05 Tucson Airport Authority 1 Annexation District,
County RH and CI-2 to City RH and I-2 (Ward 5)

Issue – This is a request by the City of Tucson to establish Original City Zoning on approximately 1,944 acres of land recently annexed by the City of Tucson. Establishment of Original City Zoning requires that the property be rezoned. The rezoning site is located southeast of the intersection of Hughes Access Road and Alvernon Way (see Case Location Map). The property consists of vacant undeveloped land.

Planning & Development Services Recommendation – The Planning & Development Services Department recommends approval of RH and I-2 zoning as the Original City Zoning, and extension of the Major Streets & Routes, arterial street designation on Swan Road and Old Vail Connection Road. The extension of the Tucson International Airport Environs (AEZ), extension of the Environmental Resource Zone (ERZ) and proposed ERZ.

Background Information

Annexation History – Mayor and Council adopted Ordinance No. 11211, annexing the Tucson Airport Authority 1 Annexation District on November 18, 2014. The annexation became effective on December 19, 2014.

Existing Land Use: Vacant undeveloped land

Surrounding Zones and Land Uses:

North: Zoned CI-2 (Pima County); Sand and gravel pit, commercial, vacant land
South: Zoned RH (Pima County); single family residential
East: Zoned CI-2 (Pima County) Static gravel pit, vacant land
Zoned RH (City) State of Arizona Correctional Facilities and vacant land
West: Zoned RH and I-2 (City); vacant land

Previous Cases on the Property: None

Related Cases:

C15-09-03: Establishment of original City zoning for the Raytheon Annexation District. The property comprised approximately 1,621 acres of land. The rezoning site was located east of Nogales Highway and southwest of Tucson International Airport. Portions of the property are developed as the facilities of Raytheon Missile Systems Tucson, with the remaining acreage comprised of vacant lands. The County CI-2 zoning was translated to City I-2 zoning.

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.

The Pima County RH and CI-2 zone and the City of Tucson RH and I-2 zone are comparable. The completed translation of County zones to City zones is summarized below.

County RH: Rural Homestead zone allows rural residential density. It is intended to encourage rural development in areas lacking facilities for urban development and to provide for commercial and industrial development only where appropriate and necessary to serve the needs of the rural area.

County CI-2: General Industrial Zone allows commercial, retail, general business, manufacturing and warehousing uses.

City RH: Rural Homestead Zone allows rural development in areas lacking facilities for urban development and to provide commercial and industrial development only where appropriate and necessary to serve the needs of the rural areas.

City I-2: Heavy Industrial Zone allows Commercial, industrial, and manufacturing uses; residential restricted to caretakers residence, except for Resident Artisans in the Downtown Warehouse District.

Arterial Route: Within the City of Tucson, Swan Road and Old Vail Connection Road are identified as arterial streets on the City of Tucson *Major Streets and Routes Plan* map, with right-of-way of 150 feet. Therefore, the Original City Zoning includes designation of that portion of Swan Road and Old Vail Connection Road lying within the annexation district extends the *Major Streets and Routes Plan* designation for Swan Road and Old Vail Connection Road.

PIMA COUNTY ZONING	CITY TRANSLATION	CITY OVERLAY ZONES
RH and CI-2	RH and I-2	<i>Major Streets & Routes Plan</i> (Arterial Street Route) <i>Airport Environs</i> (AEZ) <i>Environmental Resource Zone</i> (ERZ)

Planning Considerations

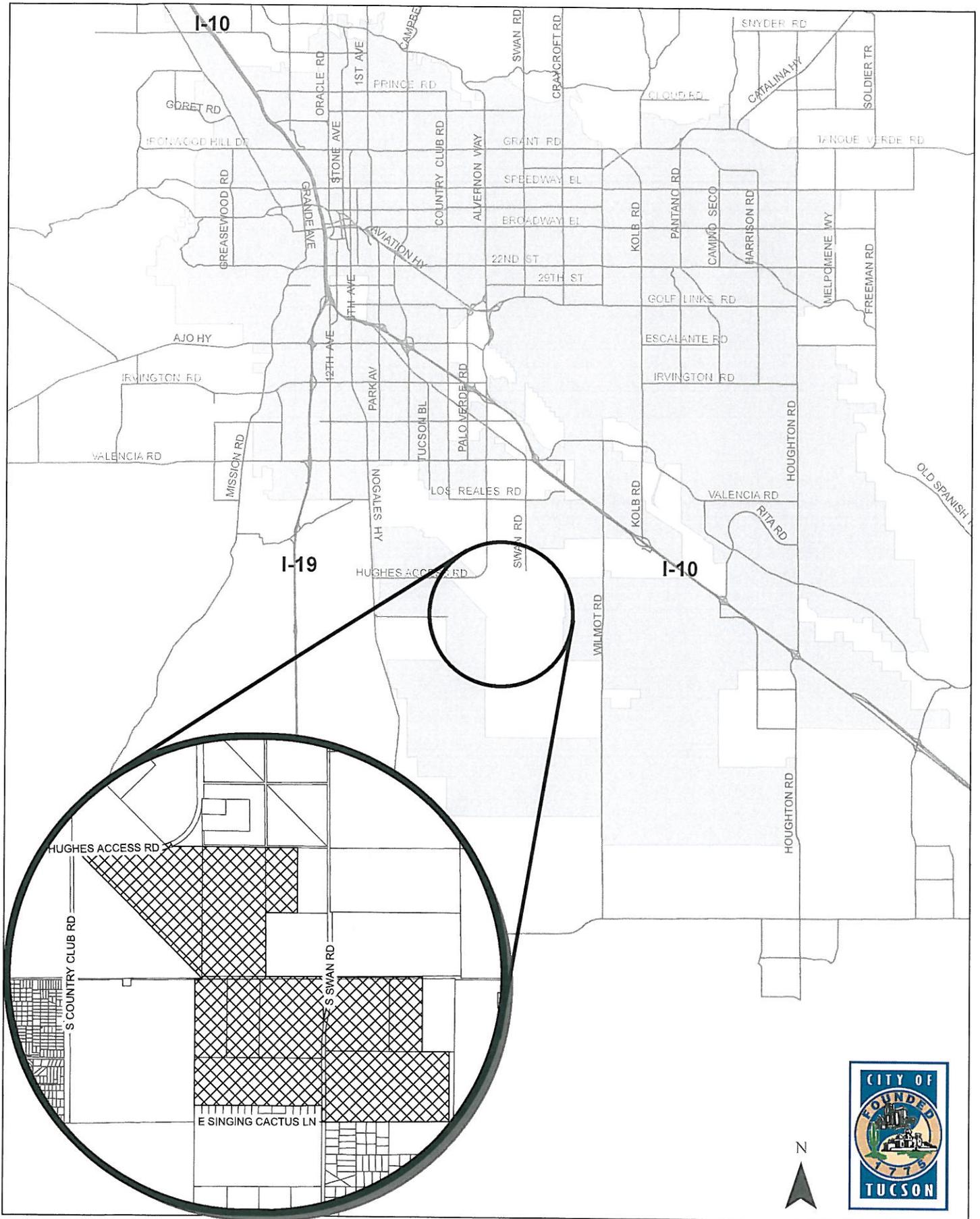
The proposed annexation district is immediately southeast of the Hughes Access Road and Alvernon Way intersection. The annexation district consists of generally vacant with some static sand and gravel parcels. The request is the establishment of original city zoning from Pima County RH and CI-2 (County Rural Homestead and General Industrial) to City RH and I-2 (Rural Homestead and Heavy Industrial).

A total of ten parcels are associated with the annexation district and owned by Tucson Airport Authority Inc.

The annexation site is within the boundaries of the *Plan Tucson* and the *Rincon/Southeast Subregional Plan*. The request to establish original City zone from Pima County RH and CI-2 to City of Tucson RH and I-2 is consistent with the *Plan Tucson* direction, which recognizes that the long-term prosperity and vitality of the city is focused on positive infrastructure expansion, and providing for a rational pattern of land development. *Plan Tucson* identifies the area as potential annexation land and supports the existing industrial zoning pattern as part of the Tucson International Airport industrial complex and associated industrial uses, while supporting a rural residential zoning pattern south of the Old Vail Connection Road alignment. *Plan Tucson* supports future development of the area that will contribute to Tucson’s overall economic vitality and community character. The *Rincon/Southeast Subregional Plan* reflects that high-intensity industrial and park industrial planned land uses respond to existing development patterns within or adjacent to the I-10 corridor, including Tucson International Airport and Davis-Monthan Air Force Base.

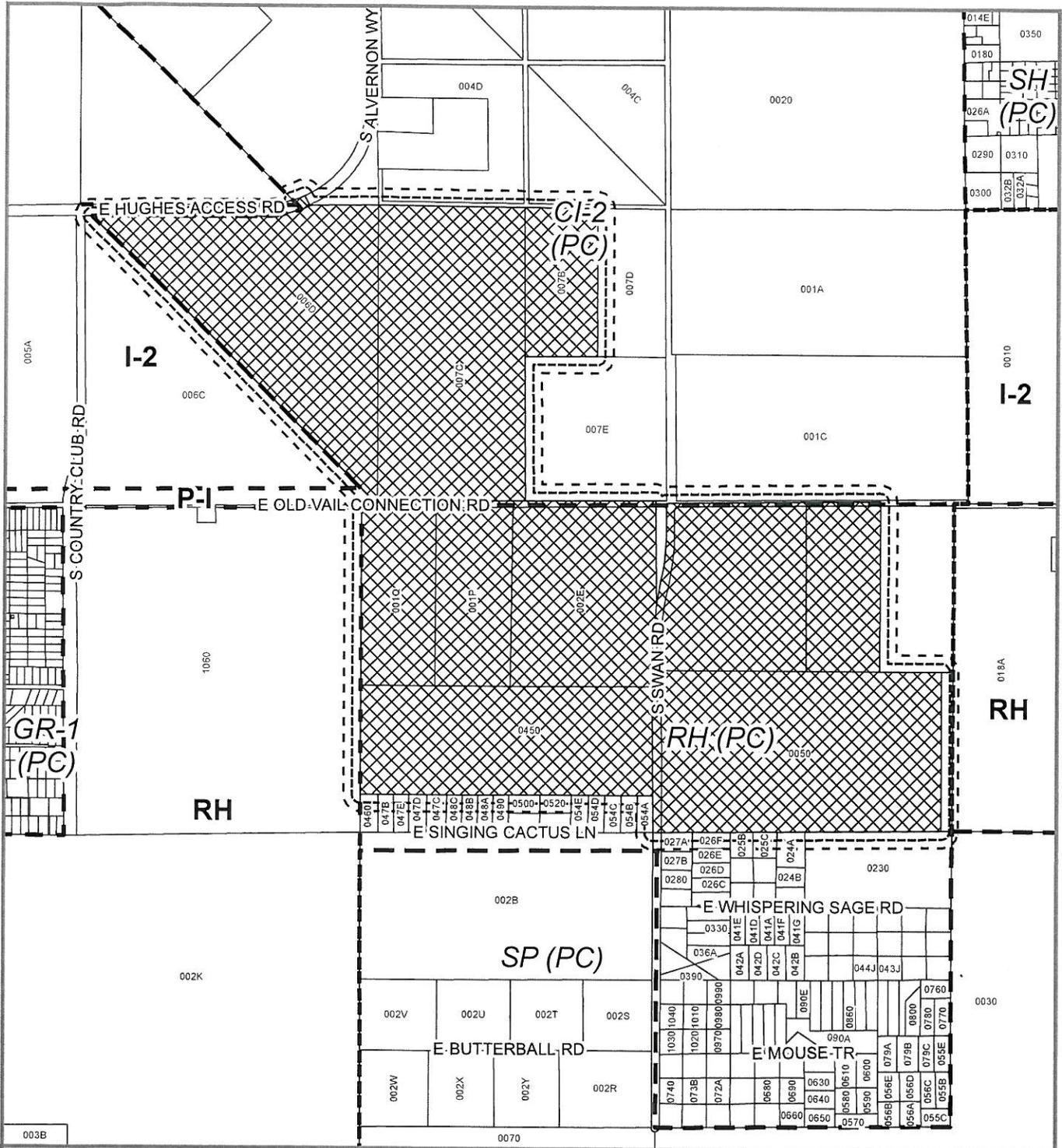
Conclusion – The establishment of original City zoning for these ten parcels, translating from County RH and CI-2 to City RH and I-2 zoning is supported by *Plan Tucson* and the *Rincon/Southeast Subregional Plan*. The *Major Streets and Routes Plan*, Arterial Street Route designation for Swan Road and Old Vail Connection Road will extend that portion of these roads lying within the annexation district. The request will also extend those portions of Airport Environ Zones (AEZ) and Environmental Resource Zone (ERZ) lying within the annexation district. Approval of the proposed translation Original City Zoning (OCZ) is appropriate.

C15-14-05: Tucson Airport Authority 1 Annexation District



C15-14-05: Tucson Airport Authority 1 Annexation District

Original City Zoning



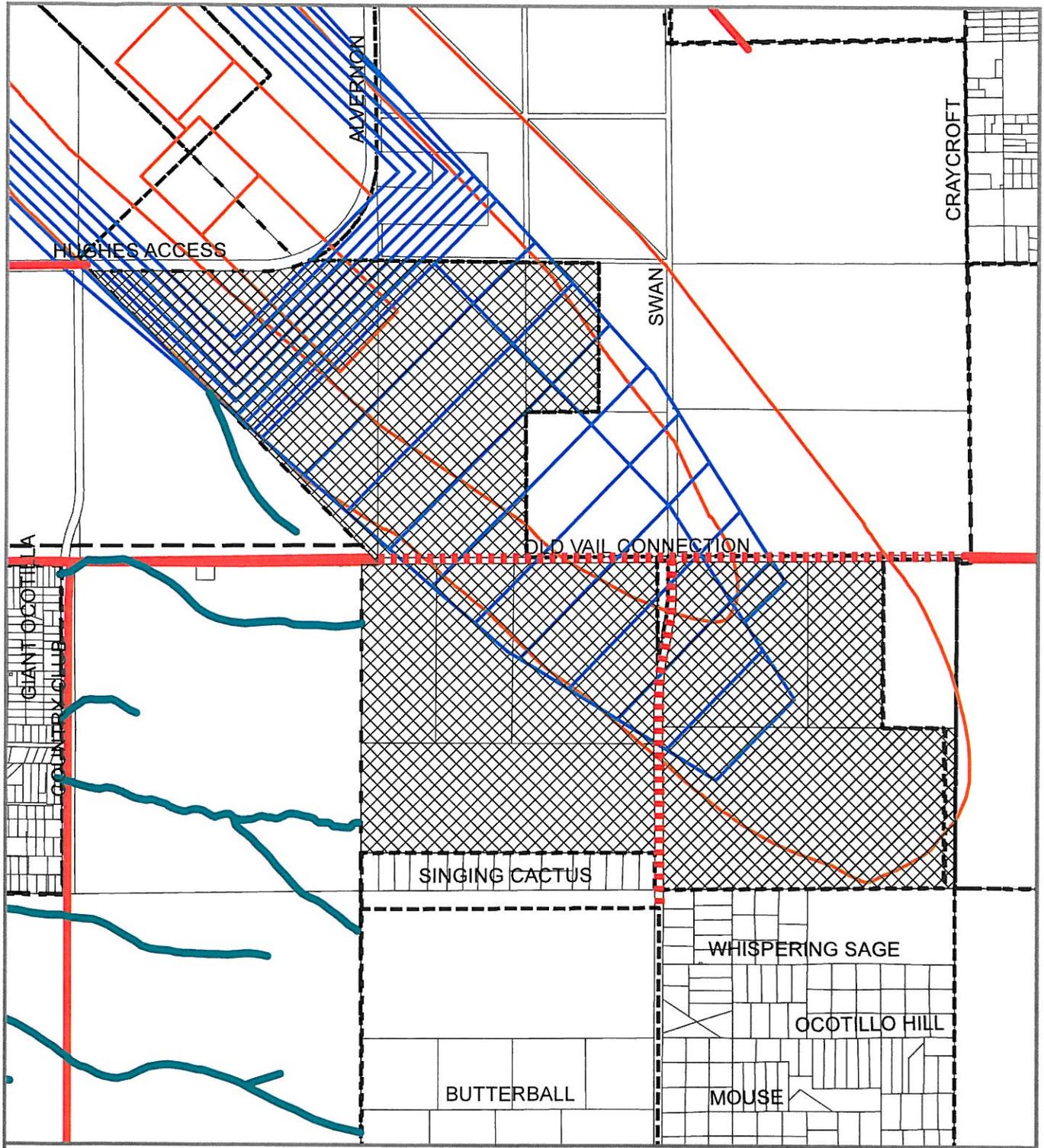
-  Zone Boundaries
-  Area of Annexation
-  150' Protest Area
-  300' Notification Area



Base Maps: Sec.33,34, T.15 R.14;
 Sec. 2,3, T. 16, R. 14
 Ward: 5



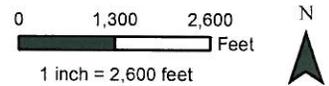
C15-14-05 Tucson Airport Authority 1 Annexation District Original City Zoning



- Area of Annexation
- AEZ (HZ)
- AEZ (LU)
- ERZ
- MS&R Arterial



Address: 4205 E. Old Vail Connection Road
 Base Maps: Sec.33,34 T.15 R.14
 Sec.2,3 T.16 R.14
 Ward: 5



PUBLIC FACILITIES AND SERVICES REPORT FOR MARCH 19, 2015
(as of January 30, 2015)

**C15-14-05, Tucson Airport Authority 1 Annexation District
County Zoning (RH & CI-2) to Original City Zoning (RH & I-2)**

CITY AGENCIES

Planning & Development Services – Community Design:	See attached comments dated January 23, 2015.
Planning & Development Services – Zoning Review:	See attached comments dated January 16, 2015.
Tucson Fire Department:	See attached comments dated January 13, 2015.
Planning & Development Services – Engineering:	See attached comments dated January 23, 2015.
Transportation – Traffic Engineering:	See attached comments dated January 22, 2015.
Planning & Development Services –Landscaping:	See attached comments dated January 26, 2015.
Planning & Development Services – Sign Code:	See attached comments dated January 30, 2015.

No Objections Noted

Planning & Development Services – Zoning Enforcement
Community Services – Historic Preservation Officer
Office of Integrated Planning
Environmental Services
Tucson Parks and Recreation
Tucson Police Department
Transportation – Engineering
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, *March 4, 2015*, at http://cms3.tucsonaz.gov/planning/prog_proj/projects/rezoning/index.html

Place
Stamp
Here

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

C15-14-05 mp

Expose this flap - Affix stamp and return



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

C15-14-05 mp
IMPORTANT REZONING NOTICE ENCLOSED