



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
C15-14-06 Tucson Airport Authority 2 Annexation District,
County CI-1 to City I-1 (Ward 5)

Issue – This is a request by the City of Tucson to establish Original City Zoning on approximately 99 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 northeast of the intersection of Country Club Road and Los Reales Road (see Case Location Map). The property consists of vacant undeveloped land.

Planning & Development Services Recommendation – The Planning & Development Services Department recommends approval of I-1 zoning as the Original City Zoning, and extension of the Major Streets & Routes, arterial street designation on Los Reales Road.

Background Information

Annexation History – Mayor and Council adopted Ordinance No. 11212, annexing the Tucson Airport Authority 2 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 I-1 (City); Industrial development and vacant parcels
South: Zoned CI-2 (Pima County); Tucson International Airport facilities
East: Zoned CI-1 (Pima County); vacant parcel
West: Zoned I-1 and P-I (City); Tucson International Airport terminal parking area

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 CI-1 zone and the City of Tucson I-1 zone are comparable. The completed translation of County zones to City zones is summarized below.

County CI-1: Light Industrial and Warehousing Zone allows manufacturing, retail, and warehousing uses.

City I-1: Light Industrial Zone allows industrial uses that do not have offensive characteristics in addition to land uses permitted in the more restrictive nonresidential zones.

Arterial Route: Within the City of Tucson, Los Reales Road is 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 Los Reales Road lying within the annexation district extends the *Major Streets and Routes Plan* designation for Los Reales Road.

PIMA COUNTY ZONING	CITY TRANSLATION	CITY OVERLAY ZONES
CI-1	I-1	<i>Major Streets & Routes Plan</i> (Arterial Street Route)

Planning Considerations

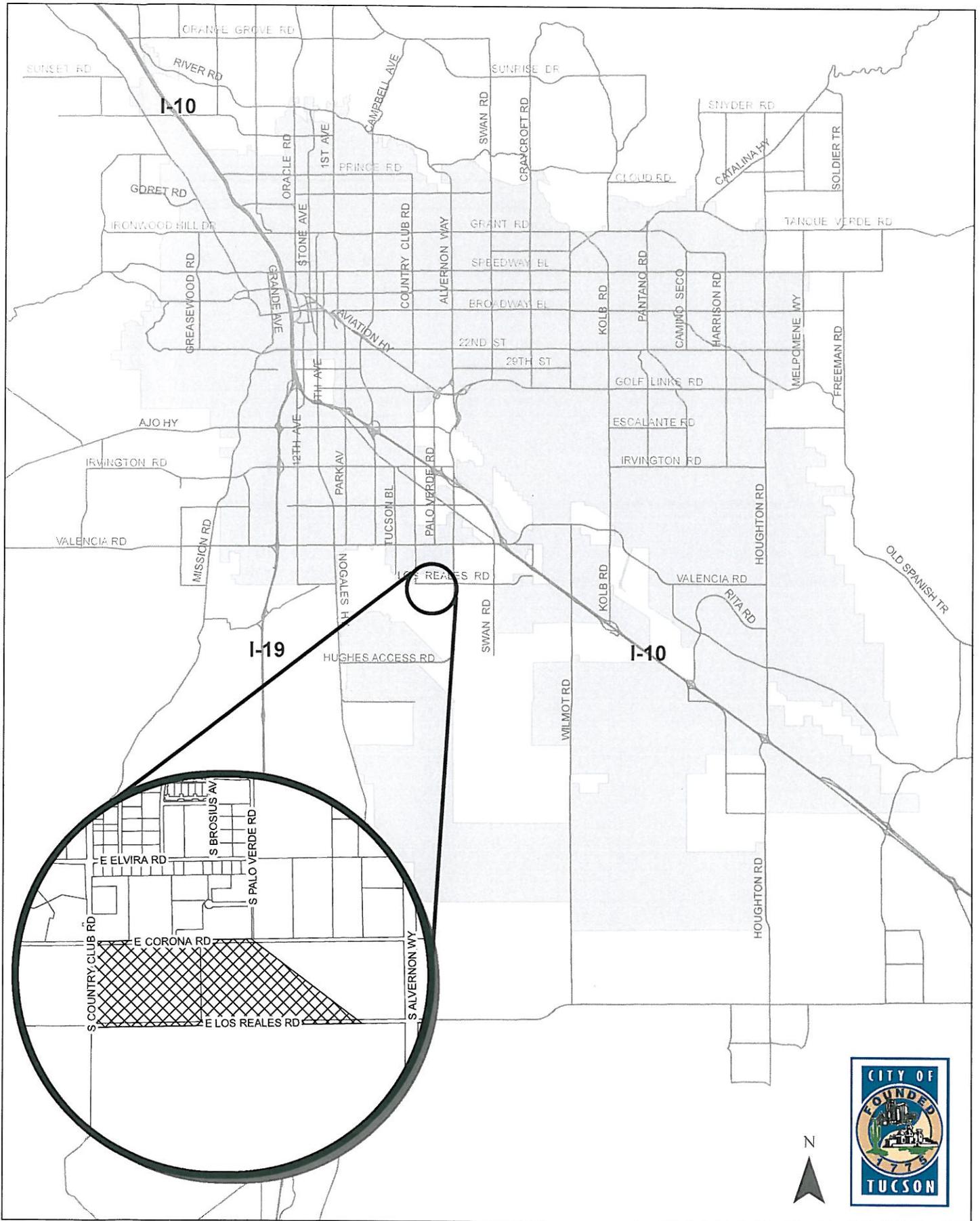
The proposed annexation district is situated immediately northeast of the Country Club Road and Los Reales Road intersection. The annexation district consists of two vacant parcels. The request is the establishment of original city zoning from Pima County CI-1 (Light Industrial and Warehousing) to City I-1 (Light Industrial).

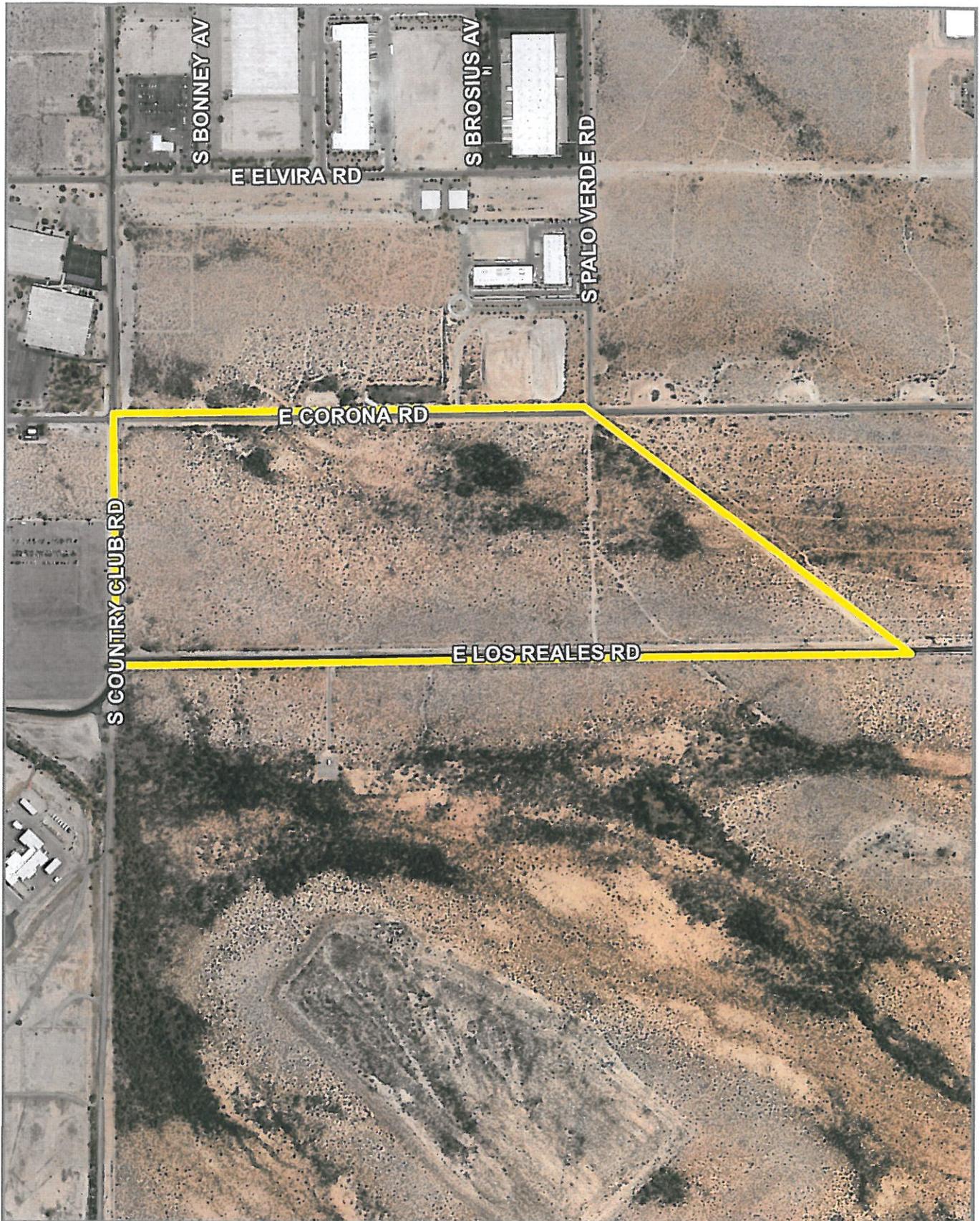
The annexation district consist of two parcels owned by Tucson Airport Authority Inc.

The annexation site is within the boundaries of *Plan Tucson* and the *Rincon/Southeast Subregional Plan*. The request to establish original City zone from Pima County CI-1 to City I-1 zone 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. *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 use respond to existing development patterns within or adjacent to the I-10 corridor, including Tucson International Airport and Davis-Monthan Air Force Base. The request provides an opportunity to annex to the City of Tucson an area that will contribute to the City's future economic vitality and community character.

Conclusion – The establishment of original City zoning for these two parcels, translating from County CI-1 to City I-1 zoning, is supported *Plan Tucson* and the *Rincon/Southeast Subregional Plan*. The *Major Streets and Routes Plan*, Arterial Street Route designation for Los Reales Road will extend that portion of the road lying within the annexation district. Approval of the proposed translation Original City Zoning (OCZ) is appropriate.

C15-14-06: Tucson Airport Authority 2 Annexation District





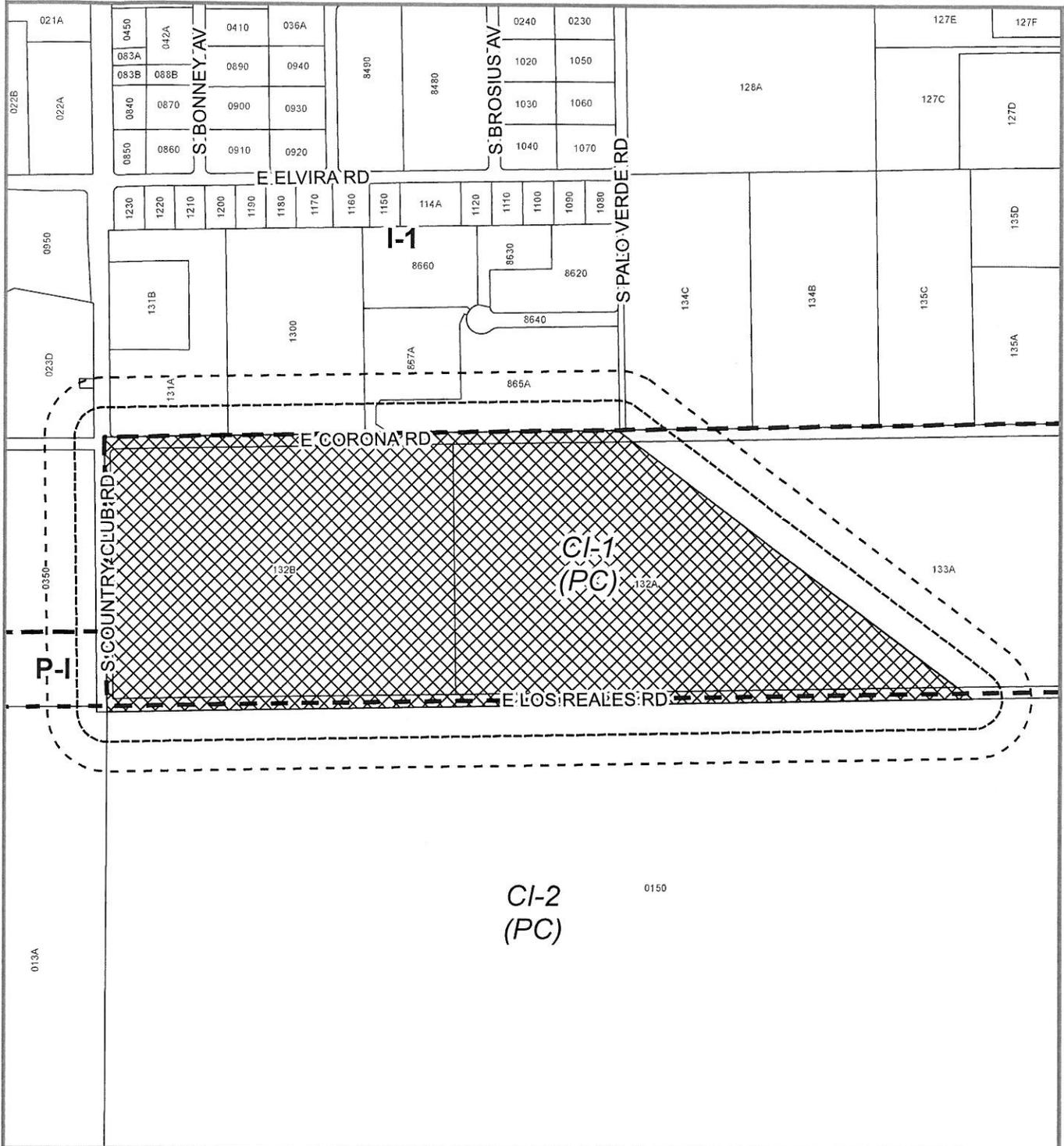
C15-14-06: Tucson Airport Authority 2 Annexation District
2014 Aerial

created by: ML, 9/25/2014



C15-14-06: Tucson Airport Authority 2 Annexation District

Original City Zoning



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



Base Maps: Sec.16 T.15 R.14
Ward: 5



C15-14-06 Tucson Airport Authority 2 Annexation District

Original City Zoning



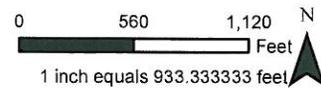
Area of Annexation



MS&R Arterial



Address: SE Corner Country Club & Corona
Base Maps: Sec.16 T.15 R.14
Ward: 5



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

**C15-14-06, Tucson Airport Authority 2 Annexation District
County Zoning (CI-1) to Original City Zoning (I-1)**

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

C15-14-06 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

C15-14-06 mp
IMPORTANT REZONING NOTICE ENCLOSED