



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
C15-14-08 Aeronautical Annexation District,
County CI-2 to City I-2 (Ward 5)

Issue – This is a request by the City of Tucson to establish Original City Zoning on approximately 271.76 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 northwest of the intersection of Hughes Access Road and Alvernon Way (see Case Location Map). The property consists of generally vacant undeveloped land with Tucson International Airport access road infrastructures.

Planning & Development Services Recommendation – The Planning & Development Services Department recommends approval of I-2 zoning as the Original City Zoning, and 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. 11214, annexing the Aeronautical Annexation District on November 18, 2014. The annexation became effective on December 19, 2014.

Existing Land Use: Generally vacant undeveloped land with Tucson International Airport access road infrastructures.

Surrounding Zones and Land Uses:

- North: Zoned CI-2 (Pima County); vacant undeveloped land
- South: Zoned RH and CI-2 (Pima County); vacant undeveloped land pending annexation district C15-14-05, to City RH and I-2 zone
- East: Zoned CI-2 (Pima County) Generally vacant land includes static gravel pit, and commercial land use
- West: Zoned I-2 (City); Raytheon Missile Systems of Tucson facilities

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

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

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.

Overlay Zones: Within the City of Tucson, the general area located northwest of the intersection of Hughes Access Road and Alvernon Way is designated within the *Airport Environ Zones (AEZ)*. Therefore, the Original City Zoning includes within the annexation district extends the *Airport Environs Zones (AEZ)*.

| PIMA COUNTY ZONING | CITY TRANSLATION | CITY OVERLAY ZONES |
|--------------------|------------------|--------------------|
|--------------------|------------------|--------------------|

| | | |
|------|-----|---|
| CI-2 | I-2 | <i>Airport Environs</i> (AEZ) <i>Environmental Resource Zone</i> (ERZ) |
|------|-----|---|

Planning Considerations

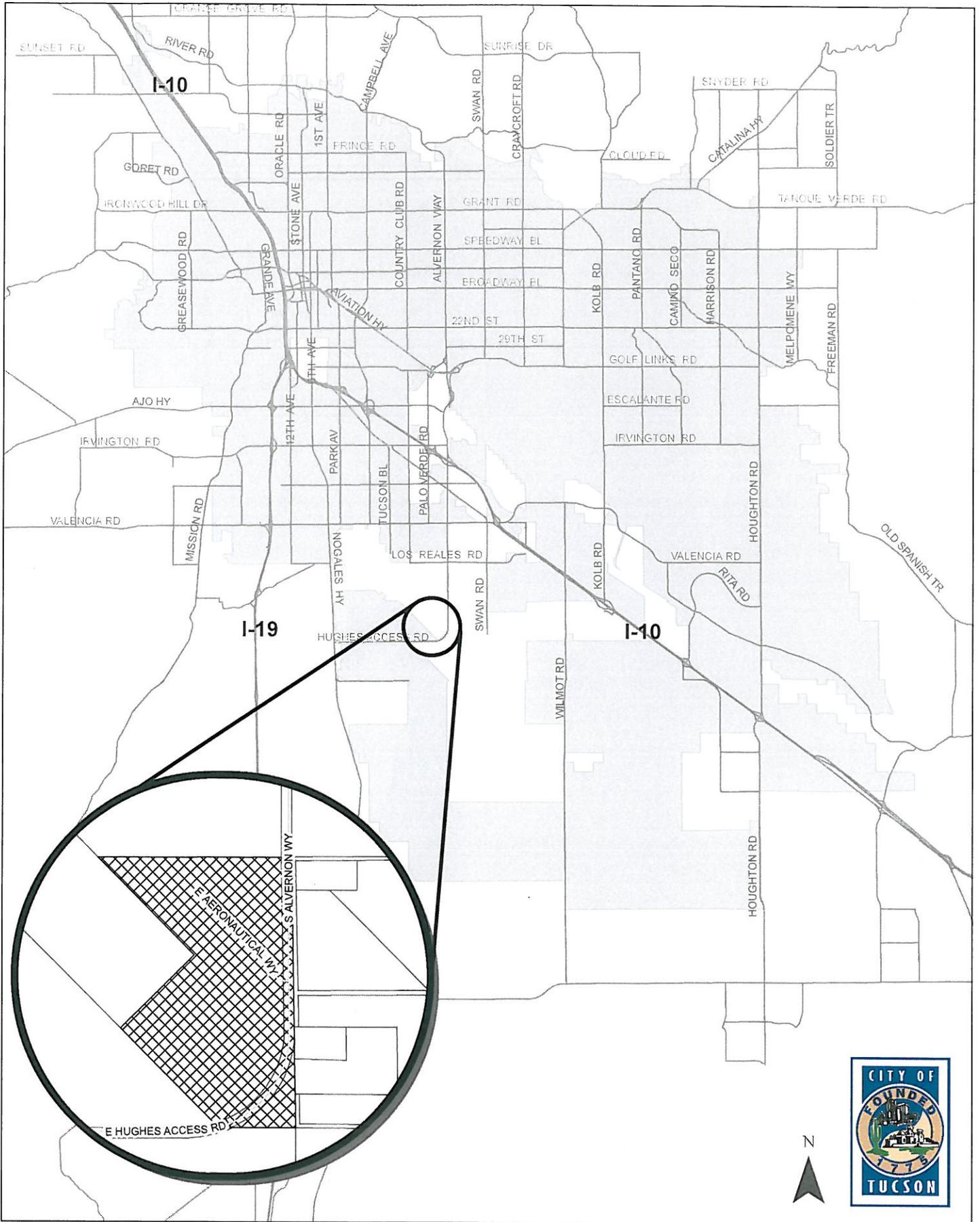
The proposed annexation district is situated immediately northwest of the intersection of Hughes Access Road and Alvernon Way. The annexation district consists of one parcel generally vacant with some road infrastructure improvements. The request is the establishment of original city zoning from Pima County CI-2 (General Industrial) to City I-2 (Heavy Industrial).

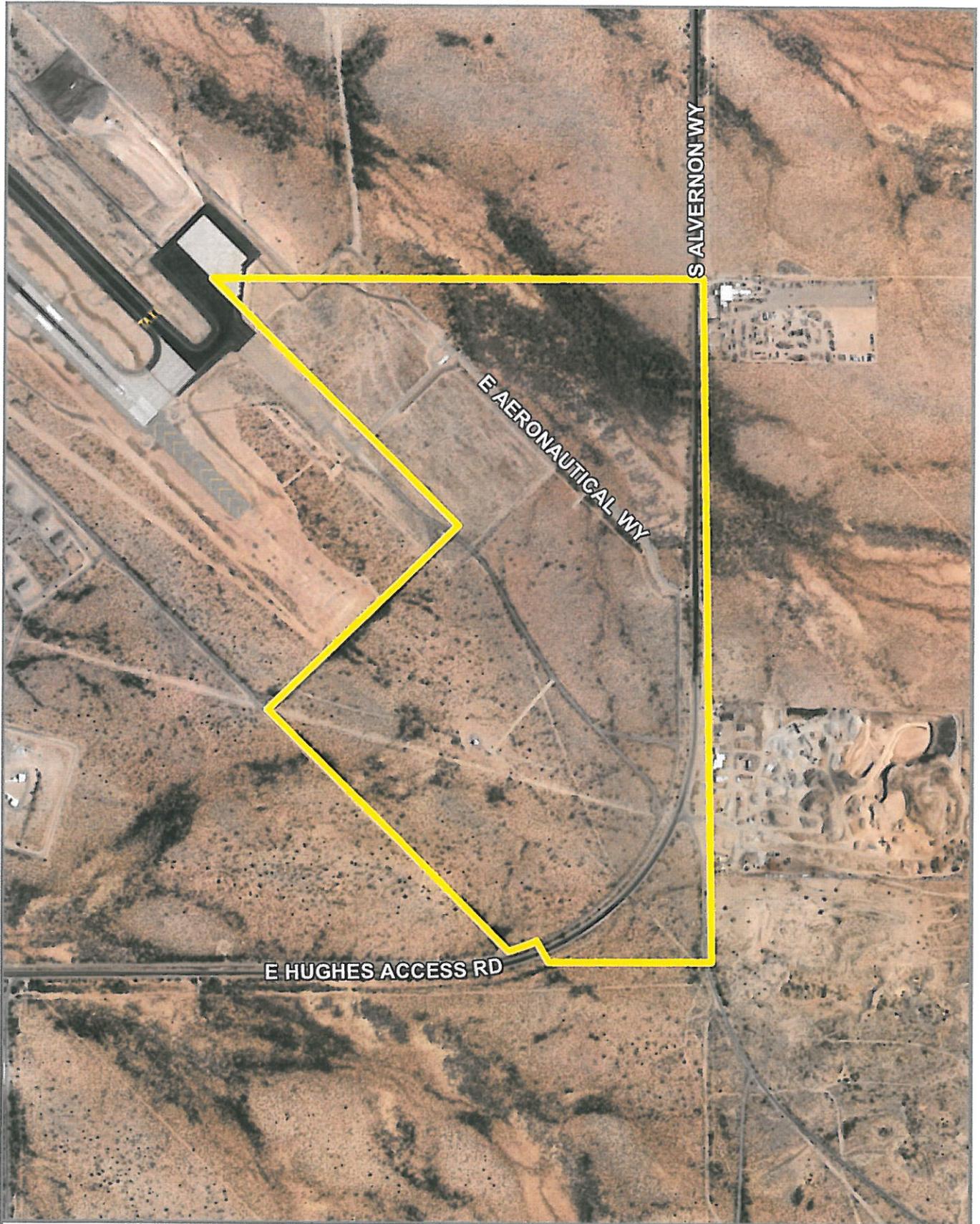
The annexation district consists of one parcel owned by the City of Tucson.

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 CI-2 to City of Tucson 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. *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. 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 this parcel, translating from County CI-2 to City I-2 zoning, is supported by the policies in *Plan Tucson* and the *Rincon/Southeast Subregional Plan*. The request will 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.

C15-14-08: Aeronautical Annexation District





S ALVERNON WY

E AERONAUTICAL WY

E HUGHES ACCESS RD

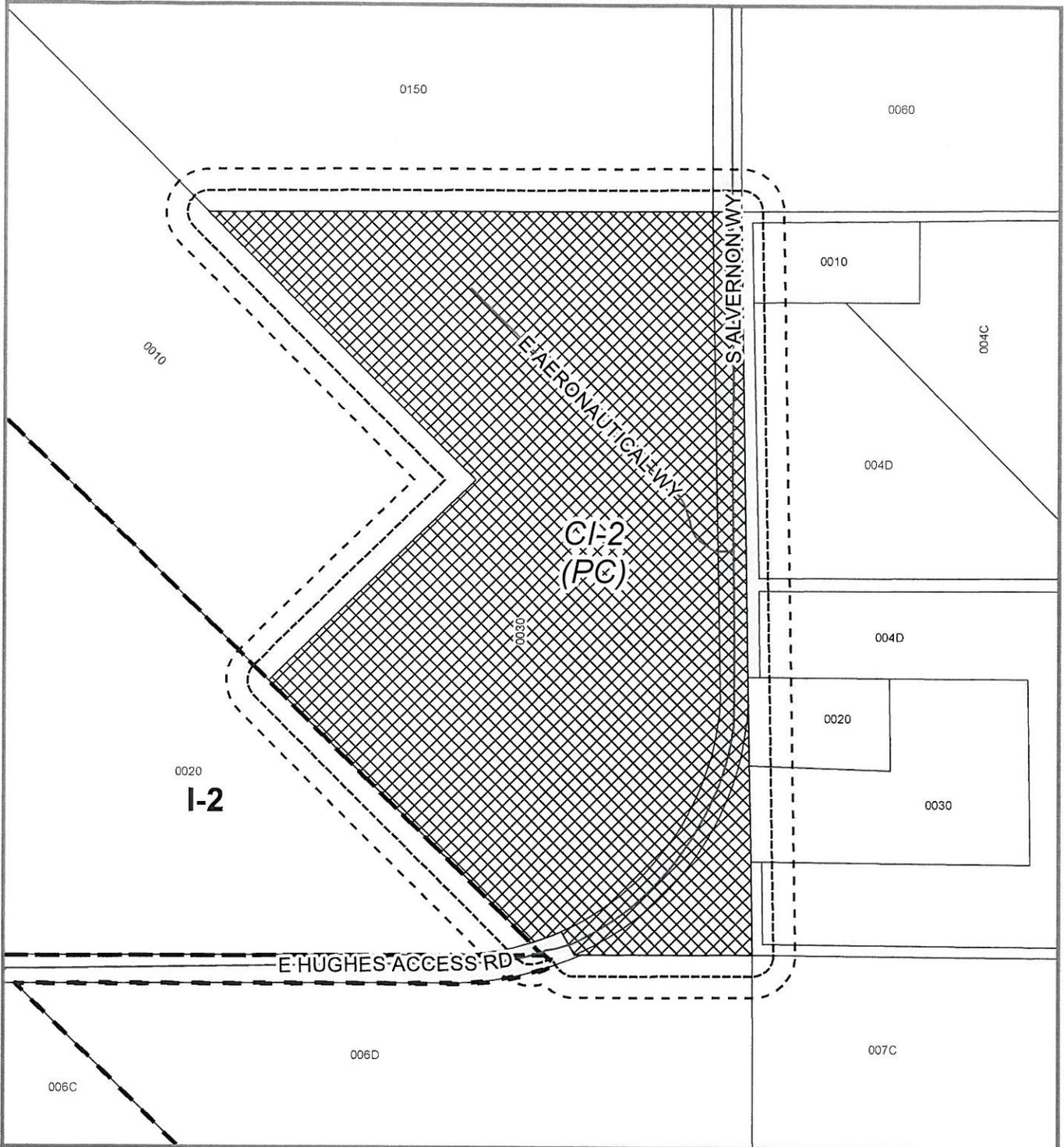
C15-14-08: Aeronautical Annexation District

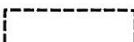
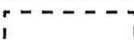
2014 Aerial

created by: ML, 9/25/2014



C15-14-08: Aeronautical Annexation District
Original City Zoning



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

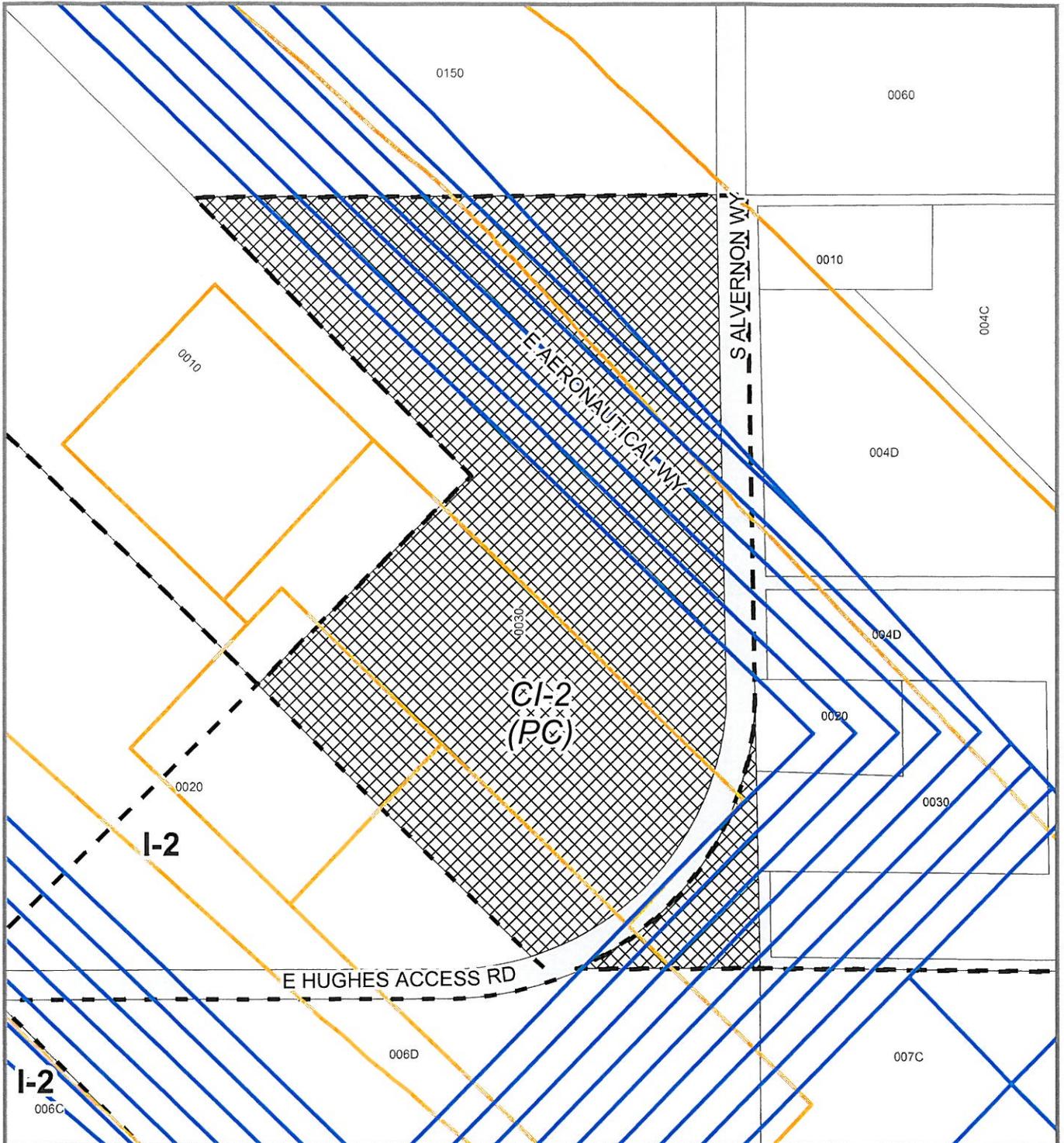


Base Maps: Sec.28 T.15 R.14
Ward: 5



C15-14-08 Aeronautical Annexation District

Original City Zoning



-  Area of Annexation
-  AEZ (HZ)
-  AEZ (LU)
-  Zone Boundaries



Base Maps: Sec.28 T.15 R.14
Ward: 5



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

C15-14-08, Aeronautical Annexation District
County Zoning (CI-2) 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



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 & 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.

Case: C15-14-08 Aeronautical Annexation District

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 MP
201 N. Stone
P.O. Box 27210
Tucson, Arizona 85726-7210

C15-14-08 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

C15-14-08 mp
IMPORTANT REZONING NOTICE ENCLOSED