



**CITY OF
TUCSON**
ZONING
EXAMINER'S
OFFICE

Preliminary Report

March 25, 2016

Mike Czechowski
City of Tucson
255 West Alameda Street, 4th Floor
Tucson, Arizona 85701

**SUBJECT: C15-15-05 River and Kino Annexation District
Original City Zoning
Public Hearing: March 17, 2016**

Dear Mr. Czechowski,

Pursuant to the City of Tucson Unified Development Code and the Zoning Examiner's Rules of Procedures (Resolution No. 9428), this letter constitutes written notification of the Zoning Examiner's summary of findings for rezoning case **C15-15-05-River and Kino Annexation District** to establish Original City Zoning. At the expiration of 14 days of the conclusion of the public hearing, the Zoning Examiner's Report (complete with background information, public hearing summary, findings of fact, conclusion, recommendation, and public hearing minutes) to the Mayor and Council shall be filed with the City Manager. A copy of that report can be obtained from either the Planning and Development Services Department (791-5550) or the City Clerk.

If you or any party believes that the Zoning Examiner's recommendation is based on errors of procedure or fact, a written request to the Zoning Examiner for review and reconsideration may be made within 14 days of the conclusion of the public hearing.

The public hearing held by the Zoning Examiner shall constitute the public hearing by the Mayor and Council. However, any person may request a new public hearing before the Mayor and Council. A request for a new public hearing must be filed in writing with the City Clerk within 14 days of the close of the Zoning Examiner's public hearing.

SUMMARY OF FINDINGS

This application is a request by the City of Tucson to establish Original City Zoning on approximately 7.78 acres of land recently annexed by the City of Tucson. There are three parcels associated with the annexation district. They include property held by the North American Islamic School, Pima County, and a private owner.

A rezoning is required to establish Original City Zoning per the Unified Development Code Sec. 3.5.3. The rezoning site is located on the south side of River Road in the vicinity of the intersection of River Road and Camino Kino. The property consists of land currently developed as a school, a single-family residence, and vacant County land. The request includes a pre-annexation and development agreement with development approval.

This request to establish Original City Zoning involves a rezoning from Pima County CR-1 zone (County Residential) to RX-1 zone (City Residential) and Pima County SR zone (County Suburban Ranch) to City SR zone (City Suburban Ranch).

Arizona State law provides the Original City Zoning must be applied to recently annexed property within six 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 City's RX-1 and SR zones are the closest comparable translations to the County's respective CR-1 and SR zones.

River Road is identified as a scenic arterial street on the City of Tucson's *Major Streets and Routes Plan* map, with a future right-of-way of 150 feet. Therefore, the Original City Zoning includes the designation of the segment of River Road lying within the annexation district as part of the City's *Major Streets and Routes Plan*.

The original zoning site is within the boundaries of *Plan Tucson*, and the *Catalina Foothills Subregional Plan* but not within a specific adopted map detail. The request to establish Original City Zoning is consistent with the *Plan Tucson* direction to pursue annexations. *Plan Tucson's Future Growth Scenario Map* shows the rezoning area in the Existing Neighborhoods Building Block. This Building Block anticipates minimal new development and redevelopment. The proposed rezoning supports development that is consistent with its surroundings and should contribute to Tucson's overall economic vitality and community character.

While the *Catalina Foothills Subregional Plan* does not have an adopted map detail for this area, the applicable policies should be reviewed in any future rezoning along with the policies of *Plan Tucson*.

Property owners to the east of the rezoning area submitted written protest mainly because Pima County's Comprehensive Plan showed the rezoning area with the land use designation of Low Intensity Urban that would not allow any rezonings to office or higher densities. As noted above there is no map detail for this area in the City's *Catalina Foothills Subregional Plan* thus the rezoning area comes under the general policies of the *Subregional Plan* and *Plan Tucson*.

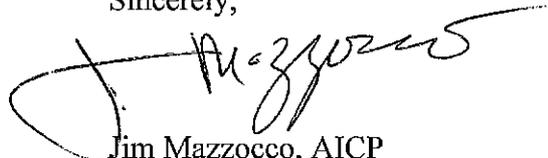
CONCLUSION

The establishment of Original City Zoning for the subject parcels, translating from Pima County CR-1 and SR zones to the City's RX-1 and SR zones respectively is supported by *Plan Tucson*. Approval of the proposed translation zoning is appropriate.

RECOMMENDATION

The Zoning Examiner recommends approval of RX-1 and SR zoning as appropriate City zones within the annexation district.

Sincerely,



Jim Mazocco, AICP
Zoning Examiner

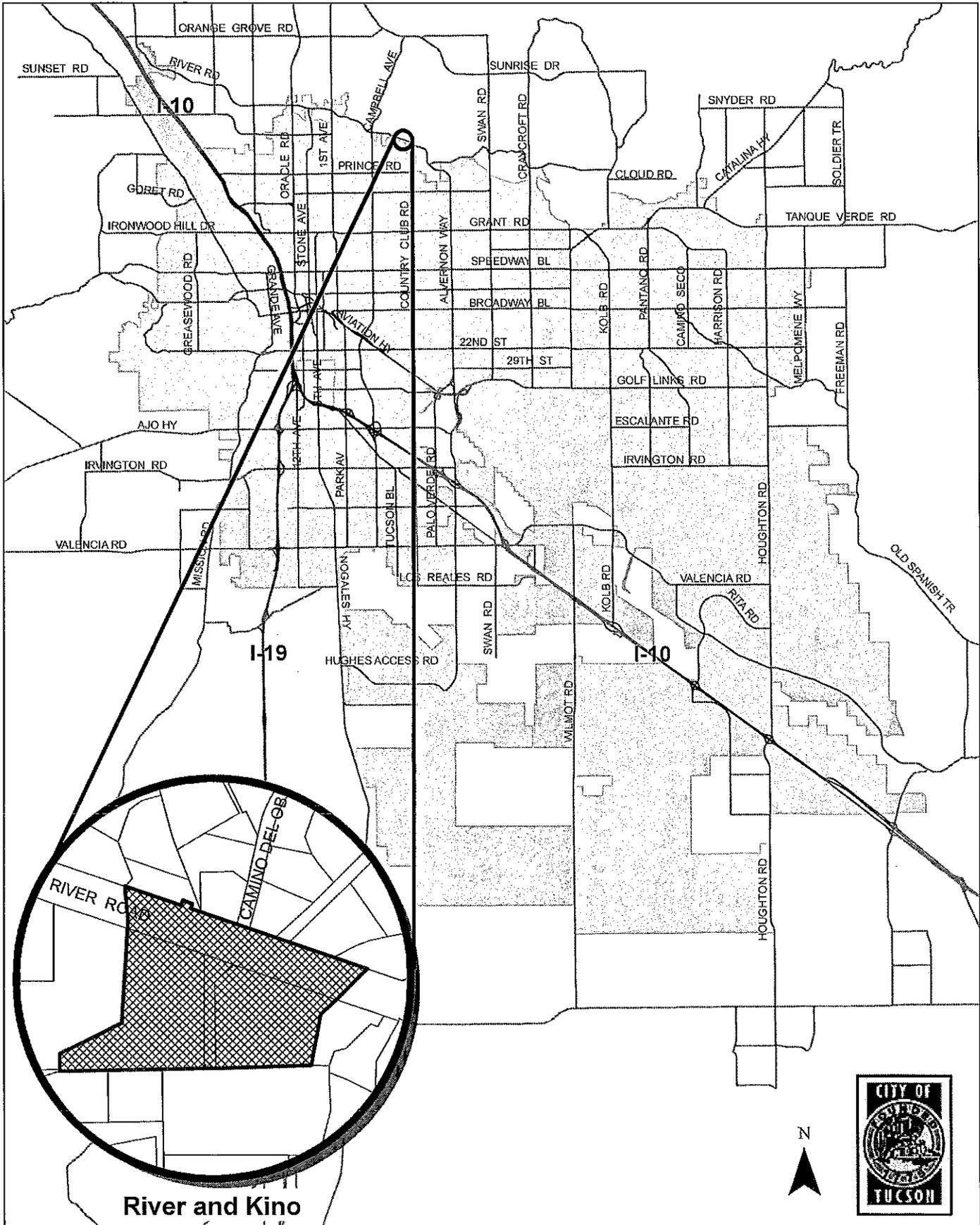
ATTACHMENTS:

Case Location Map

Rezoning Case Map

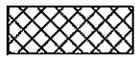
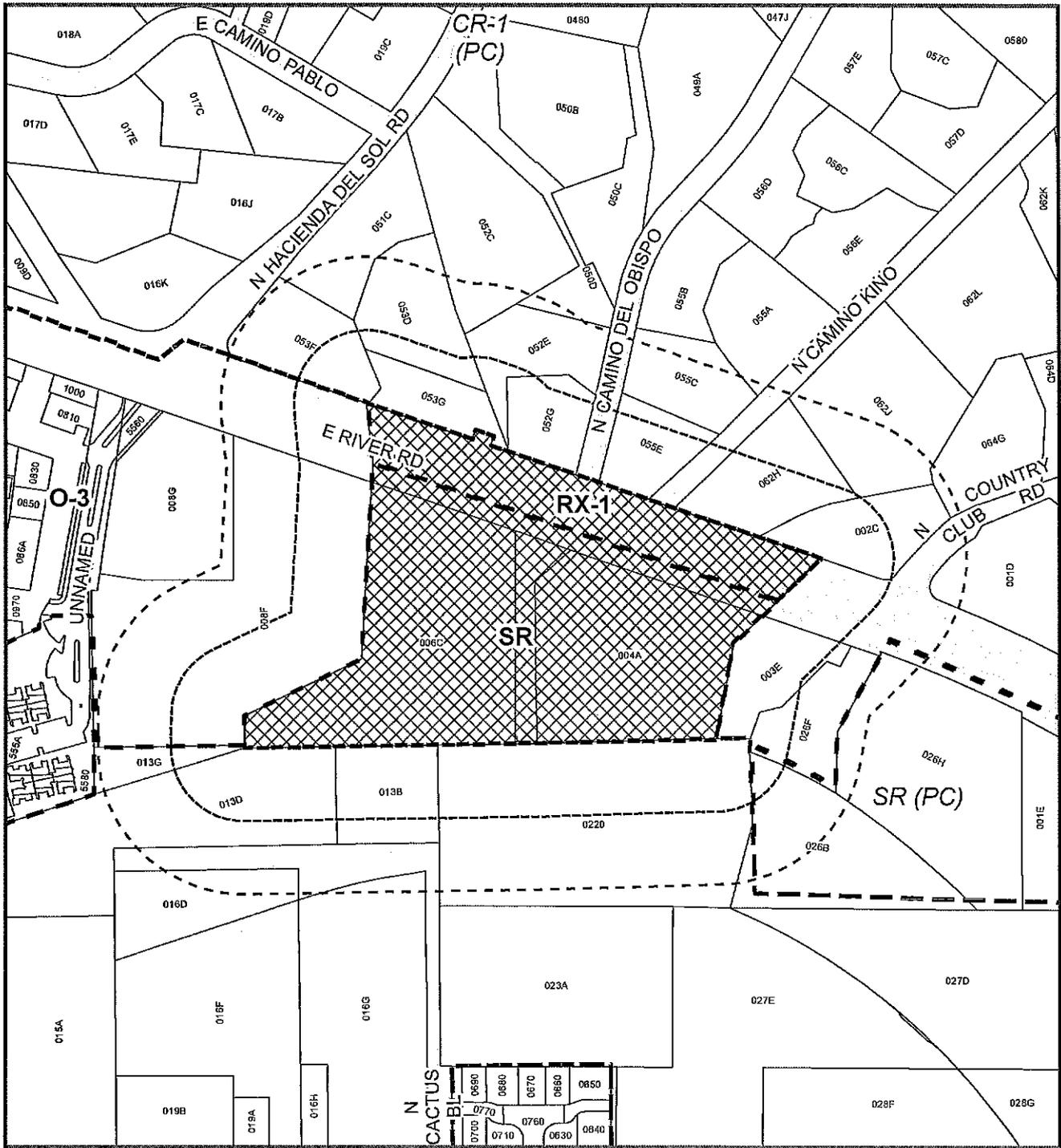
cc: City of Tucson Mayor and Council

C15-15-05 River and Kino Annexation District



C15-15-05: River and Kino Annexation District

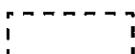
Original City Zoning



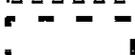
Area of Annexation (County SR to SR and County CR-1 to RX-1)



150 Foot Protest Area



300 Foot Annexation Area



Zone Boundaries



Address: River Road and Camino Kino
 Base Maps: Sec. 20 T.13S R.14E
 Ward: 3

