



# ZONING EXAMINER

## REPORT TO MAYOR AND COUNCIL

April 3, 2015

### **C15-14-06 Tucson Airport Authority Annexation District 2 Original City Zoning Public Hearing: March 19, 2015**

#### **BACKGROUND**

This is a request by the City of Tucson to establish original city zoning for an annexation district on approximately 99 acres of land, located northeast of the intersection of Country Club Road and Los Reales Road. The property consists of vacant undeveloped land. The annexation became effective on December 19, 2014. A total of two parcels are associated with the annexation district, owned by Tucson Airport Authority Inc.

The annexation site is within the boundaries of the *Plan Tucson* and the *Rincon/Southeast Subregional Plan*.

#### **PUBLIC HEARING SUMMARY (Minutes Attached)**

Glenn Moyer, Planning and Development Services Department, presented the staff report with a recommendation for approval. Mr. Moyer commented that no approvals and no protests were received in the formal protest area.

Mike Czechowski presented the rezoning request.

#### **FINDINGS OF FACT**

This is a request by the City of Tucson to establish original city zoning for an annexation district on approximately 99 acres of land, located northeast of the intersection of Country Club Road and Los Reales Road. The property consists of vacant undeveloped land. The annexation became effective on December 19, 2014. A total of two parcels are associated with the annexation district, owned by Tucson Airport Authority Inc.

The creation of original city zoning upon annexation requires that zoning be translated from existing county zoning to the closest comparable city zoning designation. Existing Pima County zoning for the site is CI-1. The closest comparable translation to City of Tucson zoning is I-1.

Current Pima County CI-1 zoning allows manufacturing, retail, and warehousing uses. City of Tucson I-1 zoning, allows industrial uses that do not have offensive characteristics in addition to land uses permitted in the more restrictive nonresidential zones.

**C15-14-06 Tucson Airport Annexation District 2 Original City Zoning  
Rezoning: CI-1 to I-1**

To the north of the rezoning area is industrial development and vacant land zoned I-1. To the south are parcels associated with Tucson International Airport facilities, zoned Pima County CI-2. To the east is vacant land zoned Pima County CI-1. To the west is Tucson International Airport terminal parking areas, zoned I-1 and P-1.

Within the City of Tucson, Los Reales Road is identified as an arterial street on the City of Tucson *Major Streets and Routes Plan* map, with a 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.

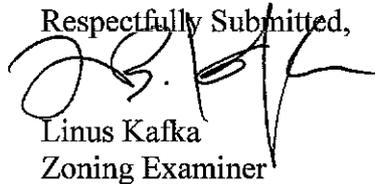
The annexation site is within the boundaries of *Plan Tucson* and the *Rincon/Southeast Subregional Plan*. The request to establish original City zoning from Pima County CI-1 to City I-1 zone is consistent with *Plan Tucson* direction, which recognizes that the long-term prosperity and vitality of the 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 1-10 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 by *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.

**RECOMMENDATION**

The Zoning Examiner recommends approval of I-1 zoning.

Respectfully Submitted,  
  
Linus Kafka  
Zoning Examiner

**ATTACHMENTS:**

Public Hearing Minutes  
Rezoning Staff Report



# MEMORANDUM

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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.

<b>PIMA COUNTY ZONING</b>	<b>CITY TRANSLATION</b>	<b>CITY OVERLAY ZONES</b>
CI-1	I-1	<i>Major Streets &amp; 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.

Case: C15-14-06 Establish Original City Zone,  
Tucson Airport Authority 2 Annexation District;  
Translation from Pima County C-1 to City of Tucson I-1,  
and extension of the Major Streets and Routes designation overlays  
City of Tucson Zoning Examiner Public Hearing 03/19/15

ZONING MEMBERS PRESENT:

Linus Kafka, Zoning Examiner  
Glenn Moyer, Planning & Development Services  
Delma Sanchez, City Recording Clerk

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1           ZONING EXAMINER: Next case. C15-14-06 Establishment  
2 of Original City Zone, Tucson Airport Authority 2 Annexation  
3 District; Translation from Pima County C-1 to City of Tucson I-1,  
4 and extension of Major Streets and Routes. Mr. Moyer.

5           MR. MOYER: This is a request by the City of Tucson to  
6 establish original City zoning on approximately 99 acres of land  
7 recently annexed by the City of Tucson. Establishment of  
8 original City zoning requires that the property be rezoned.

9           The rezoning site is located northeast of the  
10 intersection of Country Club Road and Los Reales Road. The  
11 property consists of vacant undeveloped land. Arizona State law  
12 provides that original City zoning must be applied to recently  
13 annexed property within six months of annexation.

14           The original City zoning may not allow uses or  
15 densities that are greater than those permitted under the  
16 existing County zoning. Consistent with State law and Mayor and  
17 Council policy, Staff translates the Pima County zoning to the  
18 most comparable City zoning, thereby allowing uses and densities  
19 equivalent to what was allowed under the County zoning.

20           The Pima County CI-1 zone and City of Tucson I-1 zone  
21 are comparable. And the arterial streets within the, within the

Case: C15-14-06 Establish Original City Zone,  
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1 City of Tucson Los Reales Road is identified as an arterial  
2 street on the City of Tucson Major Streets and Routes Plan map  
3 with a right-of-way of 150 feet. Therefore, the original City  
4 zoning includes designation of that portion of Los Reales Road  
5 lying within the annexation district as a arterial street on the  
6 Major Streets and Routes Plan map.

7 The establishment of - oh, I missed - the annexation  
8 site is within the boundaries of Plan Tucson and Rincon Southeast  
9 Subregional Plan. The establishment of original City zoning for  
10 these two parcels translating from County CI-1 to City I-1 zoning  
11 is supported by Plan Tucson and Rincon Southeast Subregional  
12 Plan. The Major Streets and Routes Plan arterial street route  
13 designation for Los Reales Road will extend that portion of the  
14 road lying within the annexation district.

15 Approval of the proposed translation original City  
16 zoning is appropriate. As of today, the Planning & Development  
17 Services Department has received one approval and zero protests.

18 ZONING EXAMINER: All right. Thank you. And make a  
19 finding that CI-1 County zoning's most comparably translated to  
20 I-1 City zoning. Mr. Czechowski, anything?

21 MR. CZECHOWSKI: No comments on this.

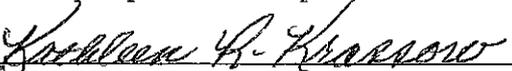
22 ZONING EXAMINER: All right. Anybody else wish to  
23 speak on C15-14-06? Seeing no one, C15-14-06 is hereby closed.

24 (Case No. C15-14-06 was Closed.)

Case: C15-14-06 Establish Original City Zone,  
Tucson Airport Authority 2 Annexation District;  
Translation from Pima County C-1 to City of Tucson I-1,  
and extension of the Major Streets and Routes designation overlays  
City of Tucson Zoning Examiner Public Hearing 03/19/15

I hereby certify that, to the best of my ability, the foregoing is a true and accurate transcription of the original tape recorded conversation in the case referenced on page 1 above.

Transcription Completed: 03/27/15

  
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KATHLEEN R. KRASSOW - Owner  
M&M Typing Service