



# ZONING EXAMINER

## REPORT TO MAYOR AND COUNCIL

April 3, 2015

**C15-14-07 Aero Park Annexation District 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 69.48 acres of land, located east of Nogales Highway on Aero Park Boulevard. The property consists of Tucson International Airport land development improvements. The annexation became effective on December 19, 2014.

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 69.48 acres of land, located east of Nogales Highway on Aero Park Boulevard. The property consists of Tucson International Airport land development improvements. The annexation became effective on December 19, 2014.

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-2. The closest comparable translation to City of Tucson zoning is I-2.

Current Pima County CI-2 General Industrial zoning allows commercial, general business, manufacturing, retail, and warehousing uses. City of Tucson I-1 Heavy Industrial zoning, allows commercial, industrial, and manufacturing uses and residential restricted to caretakers residence, except for Resident Artisans in the Downtown Warehouse District.

To the north and east of the rezoning area is the Tucson International Airport zoned Pima County CI-2. To the south are parcels associated with Raytheon Missile Systems, zoned I-

**C15-14-07 Aero Park Annexation District Original City Zoning**

**Rezoning: CI-2 to I-2**

2. To the west is Tucson International Airport property, zoned Pima County CI-2. Across Nogales Way is the Tohono O’odham Nation, zoned Pima County RH.

Within the City of Tucson, the area located east of the Nogales Highway and northeast of Hughes Access Road is identified within the *Airport Environs Zone (AEZ)*. Therefore, the Original City Zoning includes within the annexation district extends the *Airport Environs Zones (AEZ)*.

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, the Raytheon Missile Systems at Tucson 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.

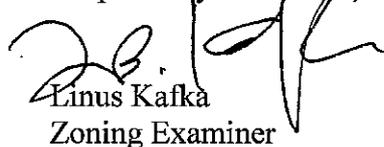
**CONCLUSION**

The establishment of original City zoning for this parcel, translating from County CI-2 to City I-2 zoning, is supported by *Plan Tucson* and the *Rincon/Southeast Subregional Plan*. The request will extend those portions of Airport Environ Zones (AEZ) lying within the annexation district. Approval of the proposed translation Original City Zoning (OCZ) is appropriate.

**RECOMMENDATION**

The Zoning Examiner recommends approval of I-2 zoning.

Respectfully Submitted,

  
Linus Kafka  
Zoning Examiner

**ATTACHMENTS:**

Public Hearing Minutes  
Rezoning Staff Report

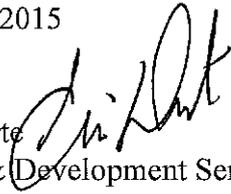


# MEMORANDUM

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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  
C15-14-07 Aero Park 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 69.48 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 east of Nogales Highway on Aero Park Boulevard (see Case Location Map). The property consists of Tucson International Airport land development improvements.

**Planning & Development Services Recommendation** – The Planning & Development Services Department recommends approval of I-2 zoning as the Original City Zoning. The extension of the Tucson International *Airport Environs Zone (AEZ)*,

## **Background Information**

**Annexation History** – Mayor and Council adopted Ordinance No. 11213, annexing the Aero Park Annexation District on November 18, 2014. The annexation became effective on December 19, 2014.

**Existing Land Use:** Tucson International Airport land development improvements

## **Surrounding Zones and Land Uses:**

North: Zoned CI-2 (County); Tucson International Airport

South: Zoned I-2 (City); Raytheon Missile Systems of Tucson

East: Zoned CI-2 (Pima County); Tucson International Airport

West: Zoned CI-2 (County); Tucson International Airport and west across the Nogales Way is Zoned RH (County) Tohono O'odham Nation

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.

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 area located east of the Nogales Highway and northeast of Hughes Access Road is identified within the *Airport Environs Zone (AEZ)*. Therefore, the Original City Zoning includes within the annexation district extends the *Airport Environs Zones (AEZ)*.

<b>PIMA COUNTY ZONING</b>	<b>CITY TRANSLATION</b>	<b>CITY OVERLAY ZONES</b>
CI-2	I-2	<i>Airport Environs Zones (AEZ)</i>

**Planning Considerations**

The proposed annexation district is situated east of the Nogales Highway on Aero Park Boulevard. The annexation district consists of a parcels developed with Tucson International Airport land 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 a 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, the Raytheon Missile Systems at Tucson 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 this parcel, translating from County CI-2 to City I-2 zoning, is supported by *Plan Tucson* and the *Rincon/Southeast Subregional Plan*. The request will extend those portions of Airport Environ Zones (AEZ) lying within the annexation district. Approval of the proposed translation Original City Zoning (OCZ) is appropriate.

Case: C15-14-07 Establish Original City Zone,  
Aero Park Annexation District;  
Translation from Pima County CI-2 to City of Tucson I-2,  
and extension of the Airport Environ Zone (AEZ) overlay  
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. Case No. C15-14-07  
2 Establishment of Original City Zone, Aero Park Annexation  
3 District; Translation from Pima County CI-2, Pima County CI-2 to  
4 City of Tucson I-2, and extension of the Airport Environment Zone  
5 overlay.

6                   MR. MOYER: This is a request by the City of Tucson to  
7 establish original City zoning on approximately 69.48 acres of  
8 land recently annexed by the City of Tucson. Establishment of  
9 original City zoning requires that the property be rezoned. The  
10 rezoning site is located east of Nogales Highway on Aero Park  
11 Boulevard. The property consists of Tucson International Airport  
12 land development and improvements.

13                   Arizona State law provides that the original City  
14 zoning must be applied to recently annexed property within six  
15 months of annexation. The original City zoning may not allow  
16 uses or densities greater than those permitted in the existing  
17 County zoning.

18                   Consistent with State law and Mayor and Council policy,  
19 Staff translates the Pima County zoning to the most comparable  
20 City zoning, thereby allowing uses and densities equivalent to  
21 that what was - equivalent to what was allowed under County  
22 zoning. The County CI-2 zone translates to the City I-1.

Case: C15-14-07 Establish Original City Zone,  
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1 There are also overlay zones within this annexation district.  
2 The area located east of Nogales Highway and northeast of Hughes  
3 Access Road is identified within the Airport Environ Zone,  
4 therefore the original City zoning includes translation, includes  
5 annexa- -- includes within the annexation district and extends  
6 the Airport Environ Zone.

7 The annexation site is within the boundaries of Plan  
8 Tucson, the Rincon Southeast Subregional Plan. The establishment  
9 of original City zoning for this parcel translating from County  
10 CI-2 to City I-2 zoning is supported by Plan Tucson and the  
11 Rincon Southeast Subregional Plan. The request will extend those  
12 portions of the Airport Environ Zone lying within the annexation  
13 district.

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

18 ZONING EXAMINER: Thank you. Make a finding that the  
19 Pima County CI-2 zoning is most comparable to the City of Tucson  
20 I-2 zoning. Mr. Czechowski, any comments on this case?

21 MR. CZECHOWSKI: No comments.

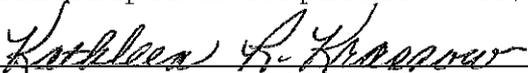
22 ZONING EXAMINER: Anybody else wishing to comment on  
23 C15-14-07? Seeing no one, in fact, nobody else, Case No. C15-14-  
24 07 is hereby closed.

25 (Case No. C15-14-07 was Closed.)

Case: C15-14-07 Establish Original City Zone,  
Aero Park Annexation District;  
Translation from Pima County CI-2 to City of Tucson I-2,  
and extension of the Airport Environ Zone (AEZ) overlay  
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