



ZONING EXAMINER

REPORT TO MAYOR AND COUNCIL

April 3, 2015

C15-14-08 Aeronautical 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 271.76 acres of land, located northwest of the intersection of Hughes Access Road and Alvernon Way. The property consists of generally vacant land with Tucson International Airport access road infrastructure. 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 271.76 acres of land, located northwest of the intersection of Hughes Access Road and Alvernon Way. The property consists of generally vacant land with Tucson International Airport access road infrastructure. 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.

**C15-14-08 Aeronautical Annexation District Original City Zoning
Rezoning: CI-2 to I-2**

To the north of the rezoning area is vacant land zoned Pima County CI-2. To the south is vacant undeveloped land pending original city zoning to RH and I-2, current zoned Pima County RH and CI-2. To the east is vacant land including a static gravel pit, zoned Pima County CI-2. To the west is Raytheon Missile Systems, zoned I-2.

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 included within the annexation district extends the *Airport Environs Zones (AEZ)*.

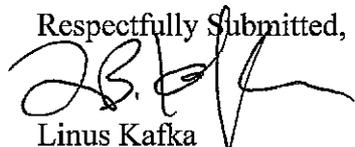
The annexation site is within the boundaries of the *Plan Tucson* and the *Rincon/Southeast Subregional Plan*. The request to establish original City zone from Pima County CI-2 to City of Tucson I-2 is consistent with the *Plan Tucson* direction, which recognizes that the long-term prosperity and vitality 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) and Environmental Resource Zone 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

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

Case: C15-14-08 Establish Original City Zoning,
Aeronautical Annexation District;
Translation from Pima County CI-2 to City of Tucson I-2,
and extension of the Environmental Resource Zone (ERZ)
and the Airport Environs Zone (AEZ) 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 is Case No. C-15-14-08
2 Establish Original City Zoning for Aeronautical Annexation
3 District; Translation from Pima County CI-2 to City of Tucson I-
4 2, and extension of the Environmental Resource Zone and Airport
5 Environ Zone. Mr. Moyer, you're doing the heavy lifting on this,
6 so -

7 MR. MOYER: This is -

8 ZONING EXAMINER: - take it away.

9 MR. MOYER: This is a request by the City of Tucson to
10 establish original City zoning on approximately 271.76 acres of
11 land recently annexed by the City of Tucson. Establishment of
12 original City zoning requires that the property be rezoned.

13 The rezoning site is located northwest of the
14 intersection of Hughes Access Road and Alvernon Way. The
15 property consists of generally vacant undeveloped land within
16 Tucson International Airport.

17 Arizona State law provides that original City zoning
18 must be applied to recently annexed property within six months
19 of annexation. The original City zoning may not allow uses or

Case: C15-14-08 Establish Original City Zoning,
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1 densities greater than those permitted under the existing County
2 zoning.

3 Consistent with State law and Mayor and Council policy,
4 Staff translates Pima County zoning to the most comparable City
5 zoning, thereby allowing uses and densities equivalent to what
6 was allowed under the County zoning. Pima County CI-2 zone and
7 the City of Tucson I-2 zone are comparable.

8 There are overlay zones within this annexation district
9 within the City of Tucson. The general area located northwest of
10 the intersection of Hughes Access Road and Alvernon Way is
11 designated within the Airport Environ Zones, therefore the
12 original City zoning includes, includes within the annexation
13 district, extends the original, the Airport Environ Zones.

14 The Environmental Resource Zone is also within this
15 district and so for those areas mapped for the Environmental
16 Resource Zone, it would extend them as well.

17 The annexation site is within the boundaries of Plan
18 Tucson and the Rincon Southeast Subregional Plan. The
19 establishment of original City zoning for this parcel translating
20 from County CI-2 to I-2 zoning is supported by the policies of
21 Plan Tucson and the Rincon Southeast Subregional Plan. The
22 request will extend those portions of the Airport Environ Zones

Case: C15-14-08 Establish Original City Zoning,
Aeronautical Annexation District;
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1 and the Environmental Resource Zone lying within the district.

2 Approval of the proposed translation original City
3 zoning is appropriate. As of today, the Planning & Development
4 Services Department has received zero approvals and zero
5 protests.

6 ZONING EXAMINER: Thank you. Make a finding that Pima
7 County CI-2 zoning most comparably translates to City of Tucson
8 I-2 zoning. Mr. Czechowski, anything to add?

9 MR. CZECHOWSKI: No comments. Thank you very much.

10 ZONING EXAMINER: Thank you. Do you have a map
11 somewhere that shows all these working together and what that
12 looks like?

13 MR. CZECHOWSKI: I do.

14 ZONING EXAMINER: Okay.

15 MR. CZECHOWSKI: Would you like me to provide it?

16 ZONING EXAMINER: No, I'll just come look at it
17 someday. All right. That concludes the hearing scheduled for
18 today, March 19th, 2015. Mike, I think you owe Glenn a drink.

19 MR. CZECHOWSKI: Thanks for not reading everything
20 word-for-word, Glenn.

21 (Hearing was Concluded.)

Case: C15-14-08 Establish Original City Zoning,
Aeronautical Annexation District;
Translation from Pima County CI-2 to City of Tucson I-2,
and extension of the Environmental Resource Zone (ERZ)
and the Airport Environs Zone (AEZ) 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


KATHLEEN R. KRASSOW - Owner
M&M Typing Service