



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

## Preliminary Report

March 27, 2015

Tucson Airport Authority, Inc.  
7005 S. Plumer Avenue  
Tucson, AZ 85756-6926

Mike Czechowski  
City of Tucson  
255 West Alameda Street, 4<sup>th</sup> Floor  
Tucson, Arizona 85701

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

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 C15-14-06 Tucson Airport Authority 2 Annexation District 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 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.

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.

Sincerely,

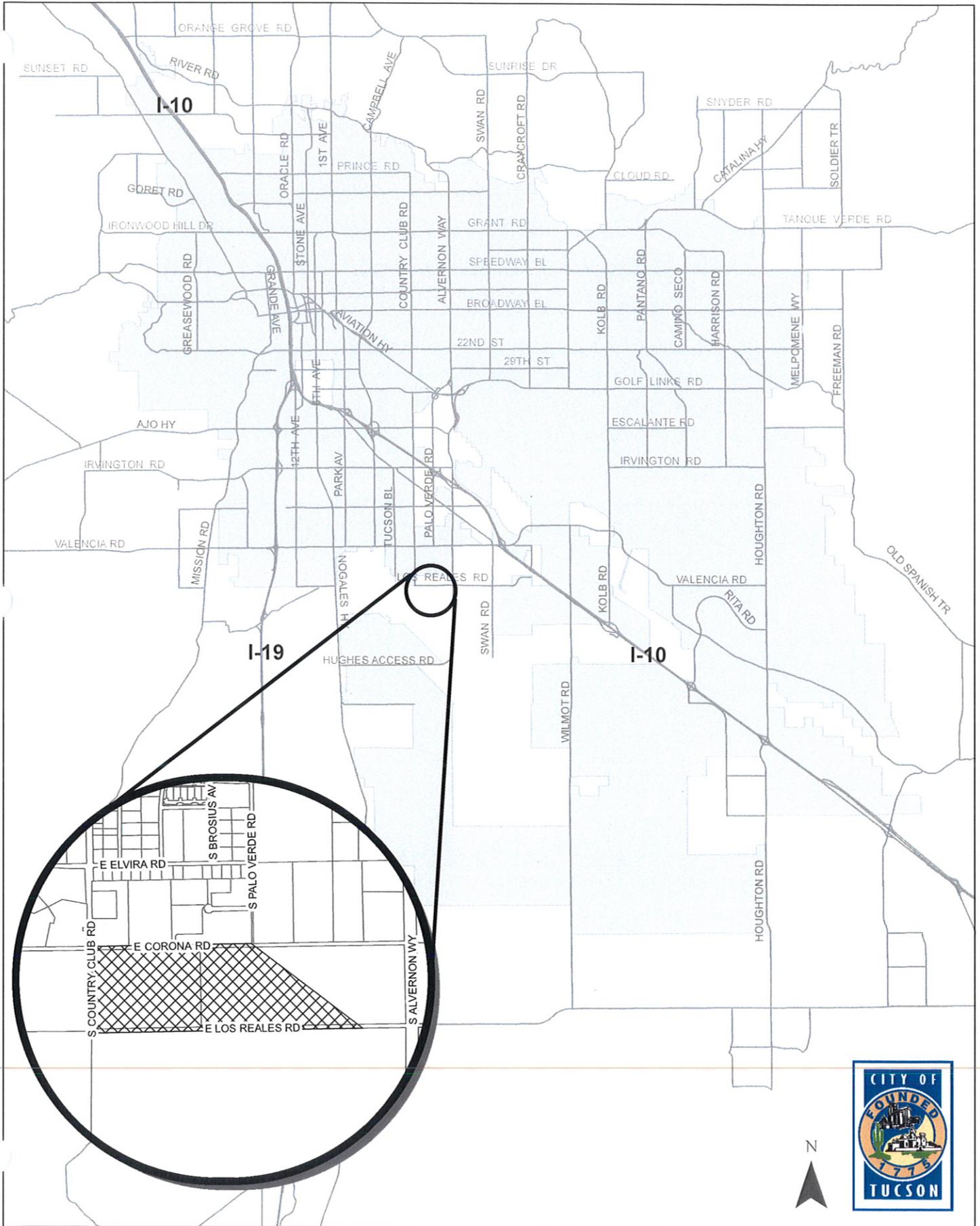


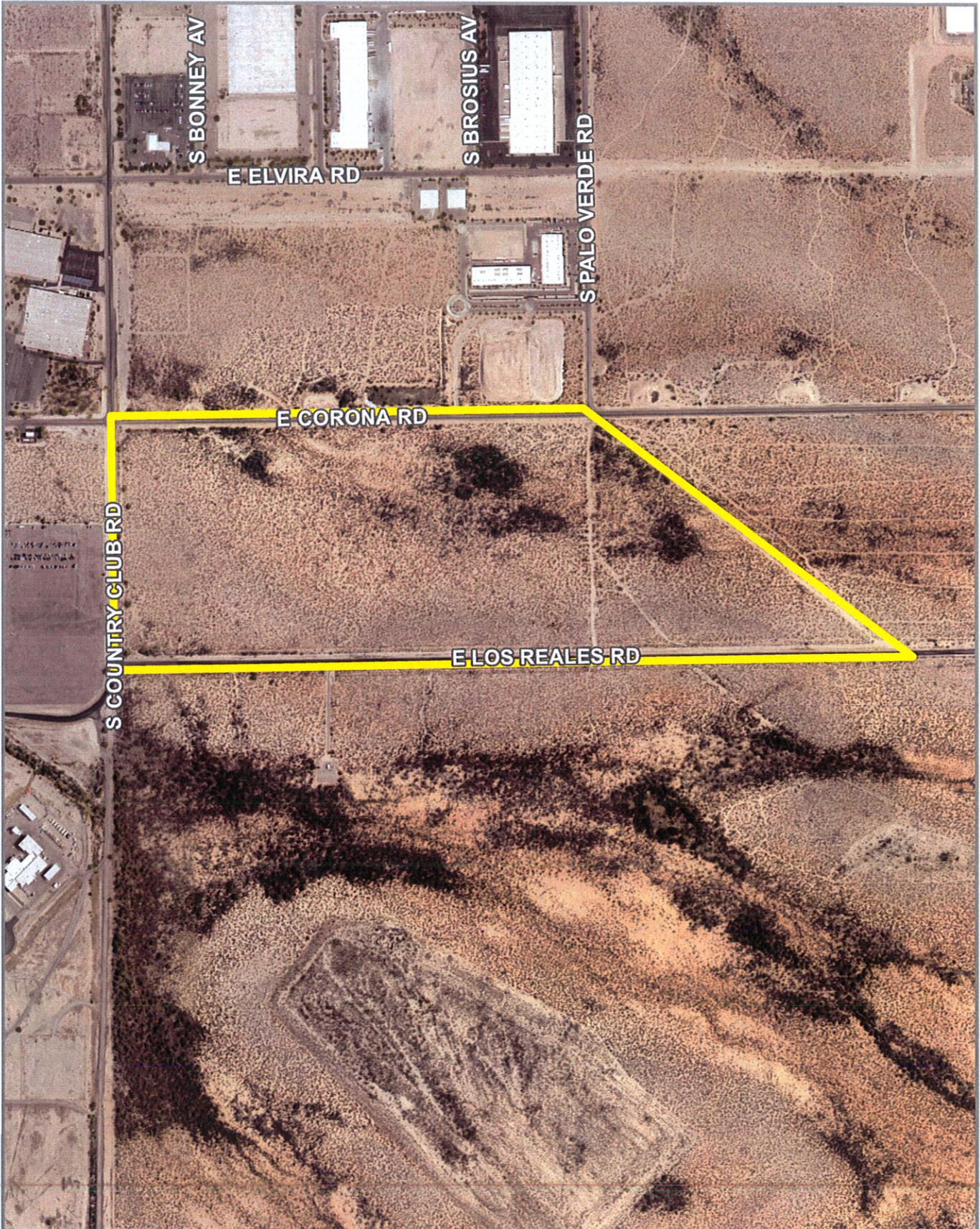
Linus Kafka  
Zoning Examiner

**ATTACHMENTS:**

- Case Location Map
- Rezoning Case Map
- cc: City of Tucson Mayor and Council

# C15-14-06: Tucson Airport Authority 2 Annexation District





**C15-14-06: Tucson Airport Authority 2 Annexation District**  
2014 Aerial

created by: ML, 9/25/2014

