



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

## Preliminary Report

March 27, 2015

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

**SUBJECT: C15-14-08 Aeronautical Annexation District  
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 C15-14-08 Aeronautical 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.

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## **SUMMARY OF FINDINGS**

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.

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.

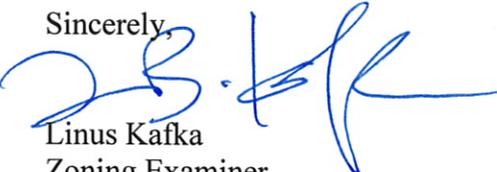
**CONCLUSION**

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.

Sincerely,



Linus Kafka  
Zoning Examiner

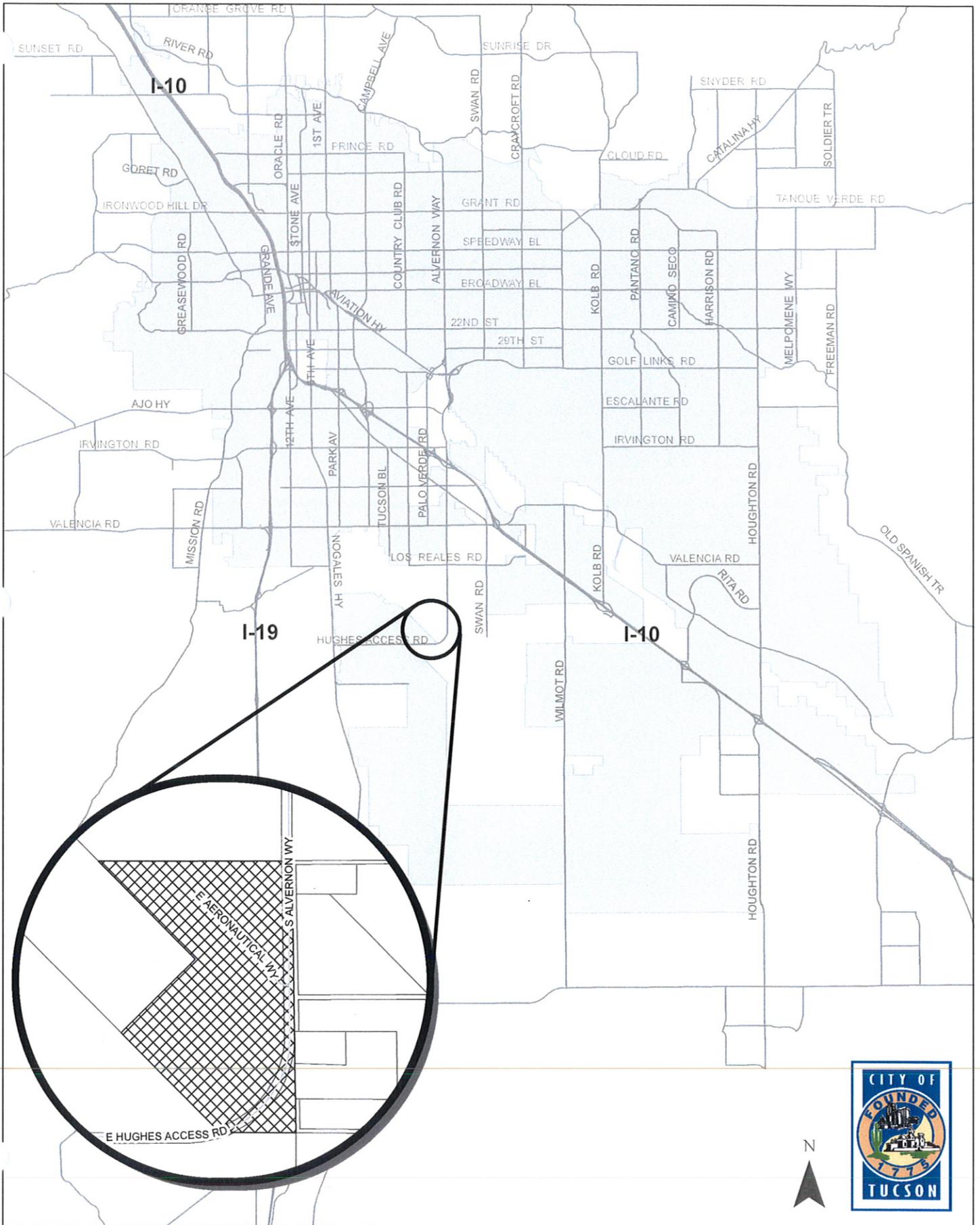
**ATTACHMENTS:**

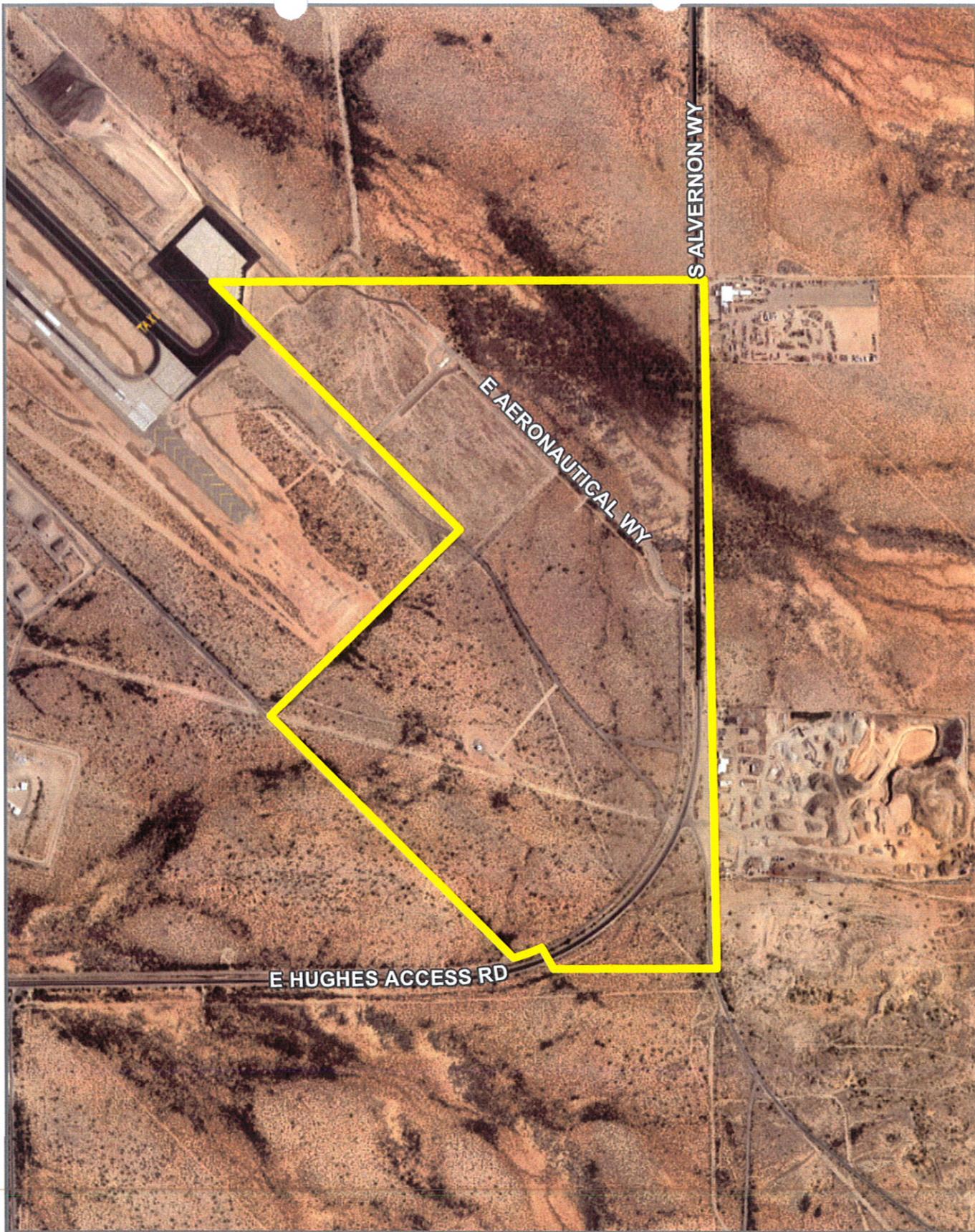
Case Location Map

Rezoning Case Map

cc: City of Tucson Mayor and Council

# C15-14-08: Aeronautical Annexation District





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2014 Aerial

created by: ML, 9/25/2014

