



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

Preliminary Report

March 27, 2015

Mike Czechowski
City of Tucson
255 West Alameda Street, 4th Floor
Tucson, Arizona 85701

**SUBJECT: C15-14-09 Gateway Hacienda 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 C15-14-09 Gateway Hacienda 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.

CITY HALL • 255 W. ALAMEDA • P.O. BOX 27210 • TUCSON, AZ 85726-7210
(520) 791-4174 • FAX (520) 791-5198
www.cityoftucson.org

SUMMARY OF FINDINGS

This is a request by the City of Tucson to establish original city zoning for an annexation district on approximately 7.24 acres of land, located south of the intersection of River Road and Hacienda Del Sol Road. The property consists of vacant undeveloped land. The annexation became effective on January 15, 2015. A total of four parcels are associated with the annexation district. Two of the parcels are held by the Hacienda Professional Office LLC and two held by the CCS Arizona ILLC, as part of the Villas at Hacienda Del Sol Condominium common element and private recreational and landscape areas.

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 TR. The closest comparable translation to City of Tucson zoning is O-3.

Current Pima County TR zoning allows high density residential, office, and some commercial uses. City of Tucson O-3 Office Zone allows mid-rise, office, medical, civic, and other development uses that provide reasonable compatibility with adjoining residential uses.

To the north of the rezoning area is single family residential development, zoned Pima County CR-1. To the south is single family residential development zoned City SR, as well as city park land and the Rillito River. To the east is a school and single family residential development, zoned Pima County SR. To the west is a multi-family residential and medical/office condominium, zoned R-3 and O-3.

Within the City of Tucson, River Road is identified as a scenic arterial street on the City of Tucson *Major Streets and Routes Plan* map, with a future right-of-way of 150 feet. Therefore, the Original City Zoning includes designation of that portion of River Road lying within the annexation district extends the *Major Streets and Routes Plan* designation for River Road.

The annexation site is within the boundaries of the *Plan Tucson*, and the *Catalina Foothills Subregional Plan*. The request to establish original city zone from Pima County TR to City O-3 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. The *Plan Tucson* supports pursuing annexation with the ultimate goal of having urban commercial and residential areas located within incorporated city limits. The proposed original city zone supports office and medical development that will contribute to Tucson's overall economic vitality and community character.

The *Catalina Foothills Subregional Plan* reflects the subject annexation district area near the Rillito River to include rezoning considerations of the Natural and

Cultural Resources Policies, including the Regional Trail System, River Parks, and Archaeological and Historic Preservation. The request provides an opportunity to add the Pima County approved development plan site for medical office use into the City of Tucson that will contribute to the City's economic vitality and community character.

CONCLUSION

The establishment of original City zoning for these four parcels, translating from County TR to City O-3 zoning, is supported by the policies in the *Plan Tucson* and the *Catalina Foothills Subregional Plan*. The *Major Streets and Routes Plan*, Scenic Route designation for River Road will extend that portion of River Road lying within the annexation district. Approval of the proposed translation OCZ zoning is appropriate.

RECOMMENDATION

The Zoning Examiner recommends approval of O-3 zoning.

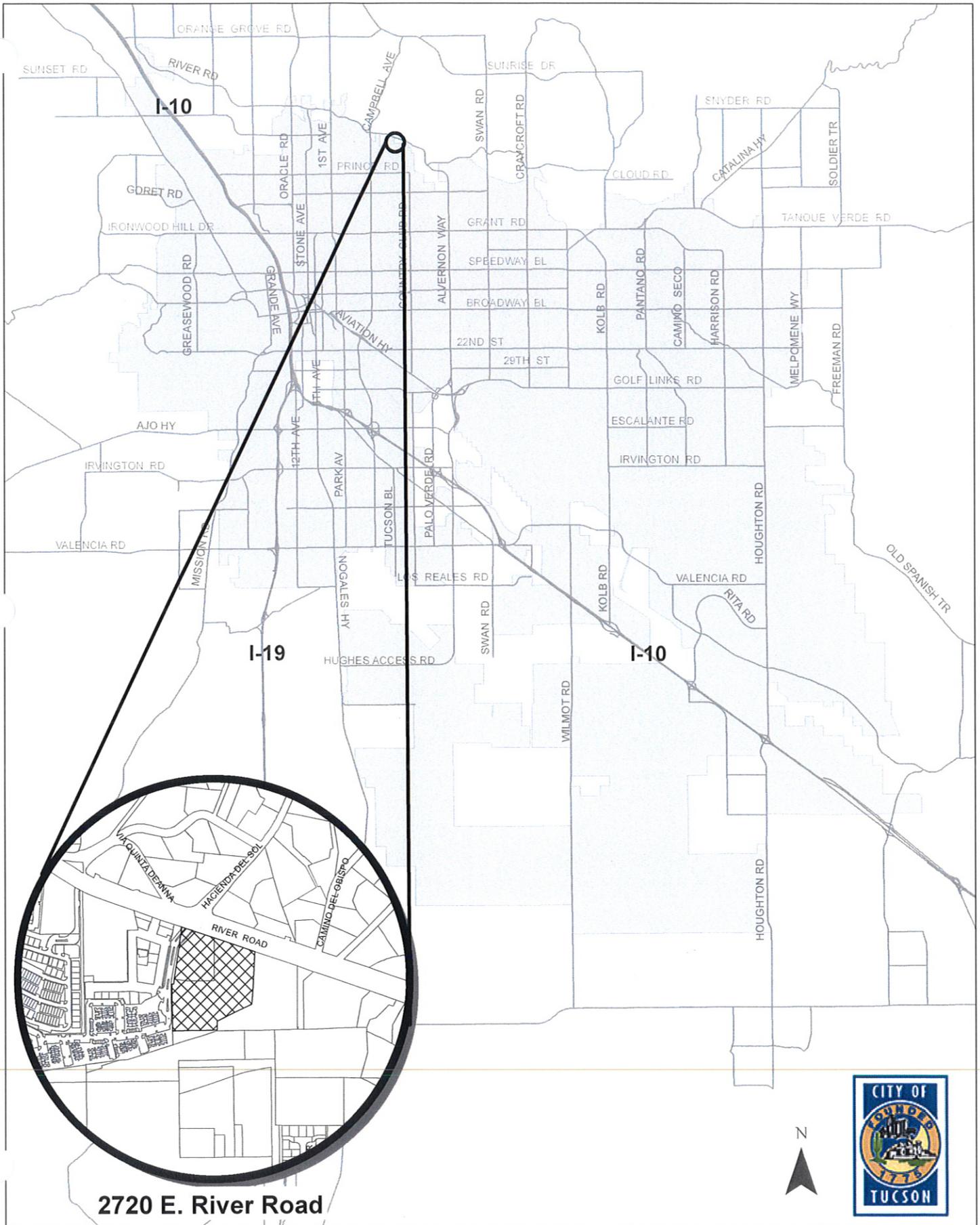
Sincerely,

Linus Kafka
Zoning Examiner

ATTACHMENTS:

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

C15-14-09 Gateway Hacienda - River Road





C15-14-09 Gateway Hacienda - River Road
2014 Aerial



0 50 100 200
Feet
1 inch = 200 feet

