



MEMORANDUM

DATE: December 28, 2017
For January 12, 2017 Hearing

Lynne Birkinbine

TO: Jim Mazzocco
Zoning Examiner

FROM: Lynne Birkinbine, Interim Director
Planning & Development Services

SUBJECT: REZONING: PLANNING & DEVELOPMENT SERVICES REPORT
ESTABLISHMENT OF ORIGINAL CITY ZONING
C15-16-03 Valencia Reserve Annexation District, County CR-4 and CI-1 zone to
City R-2 and I-1 zone (Ward 5)

Issue – This is a request by City of Tucson to establish Original City Zoning on approximately 135.69 acres of land recently annexed by the City of Tucson. Establishment of Original City Zoning requires that the property be rezoned from Pima County zoning to City of Tucson zoning. The rezoning site is located on the east side of Alvernon Way approximately 2,000 feet south of Valencia Road (see Case Location Map). The property is made up of numerous parcels within the platted Valencia Reserve and Valencia Reserve South subdivisions, zoned CR-4 in the County, and a vacant parcel owned by Pima County, zoned CI-1 in the County.

Planning & Development Services Recommendation – The Planning & Development Services Department recommends approval of R-2 and I-1 zoning as the Original City Zoning, and the extension of the *Major Streets and Routes Plan* designation on Alvernon Way.

Background Information

Annexation History – Mayor and Council adopted Ordinance No. 11390, annexing the Valencia Reserve Annexation District on August 9, 2016. The annexation became effective on September 8, 2016. Original City zoning is to be established by March 8, 2017.

Existing Land Use: single-family residential subdivision and vacant land

Surrounding Zones and Land Uses:

North: Zoned County CR-3; vacant land
South: Zoned County CI-1; vacant land
East: Zoned County CR-3; vacant land
West: Zoned I-1; vacant land, industrial manufacturing

West: Zoned I-1; vacant land, industrial manufacturing

Previous Cases on the Property:

Co9-02-18 – The County Board of Supervisors adopted Rezoning Co9-13-09, Ordinance No. 2003-6 on February 4, 2003. The rezoning was from CI-1 to CR-4 to allow development of two residential single-family home subdivisions, Valencia Reserve and Valencia Reserve South. The rezoning case was approved with conditions that were met prior to an amended certificate of compliance being issued on September 12, 2004.

P12-03-024 Valencia Reserve (Bk 58/Pg 59 of Maps and Plats). The Final Plat for the Subdivision was approved and recorded with the Covenants, Condition & Restrictions on June 21, 2004. Valencia Reserve subdivision is a total of 79.7 acres with 316 single-family residential lots, with common areas. The average area per dwelling unit is 10,644 square feet, with a gross density of 4.09 RAC.

P12-04-065 Valencia Reserve South (Bk 60/Pg 08 of Maps and Plats). The Final Plat for the Subdivision was approved and recorded with the Covenants, Condition & Restrictions on July 15, 2005. Valencia Reserve South subdivision is a total of 67.4 acres with 315 single-family residential lots, with common areas. The average area per dwelling unit is 9,320 square feet, with a gross density of 4.67 RAC.

Related Cases:

C15-16-01 Desert Willow Annexation District: Establishment of original City zoning on approximately 349 acres on property located northeast of the intersection of Tanque Verde Road and Houghton Road, from Pima County CR-1 and SR zoning to City of Tucson RX-1 and SR zoning, and extension of applicable overlay zones. The ordinance became effective June 17, 2016.

C15-12-01 Valencia Crossing Annexation District: Establishment of original City zoning on approximately 195 acres on property located near the Interstate 10 and Valencia Road interchange, from Pima County CR-3, CB-2 and I-1 to City of Tucson R-1, C-2 and I-1 zoning, and extension of applicable overlay zones. The ordinance became effective June 21, 2012.

C15-98-07 Alvernon Benson Highway Annexation District: Establishment of original City zoning on approximately 126.32 acres for the Alvernon/Benson Highway District, generally located east of Alvernon Way, north of Benson Highway, west of Palo Verde Road and south of the Julian Wash. The ordinance became effective July 20, 1999.

C9-97-02 Alvernon/Alvord Annexation District: Establishment of Original City Zoning on 33.45 acres at the southwest corner of Alvernon Way and Alvord Road. The ordinance became effective May 21, 1997.

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.

PIMA COUNTY ZONING	CITY TRANSLATION	CITY OVERLAY ZONES
CR-4	R-2	Major Streets & Routes Plan
CI-1	I-1	(Alvernon Way, Arterial Street)

County CR-4: Pima County’s CR-4 Zone is a residential zone that allows single-family residences duplexes and multiple dwellings. It requires a minimum site area of 7,000 square feet (with no minimum lot size), and permits a maximum building height of 34 feet. The maximum allowed density per dwelling unit for single-family development is one unit per 7,000 square feet.

City R-2: The City of Tucson R-2 Zone is the most comparable to the County CR-4 zone. The R-2 Zone is also a residential zone that allows single-family-residences and requires a minimum lot size of 5,000 square feet. It permits a maximum building height of 25 feet.

County CI-1: Light Industrial and Warehousing Zone allows manufacturing, retail, and warehousing uses.

City I-1: Light Industrial Zone allows industrial uses that do not have offensive characteristics in addition to land uses permitted in the more restrictive nonresidential zones.

Arterial Route: Vehicular access is from Alvernon Way, which is located along the west edge of the annexation district. Within the City of Tucson, Alvernon Way is identified as an arterial street on the City of Tucson *Major Streets and Routes Plan* map, with a future right-of-way of 120 feet. Therefore, the Original City Zoning includes that portion of Alvernon Way lying within the annexation district for designation as an arterial route on a *Major Streets and Routes Plan*.

The Pima County CI-1 zone and the City of Tucson I-1 zone are comparable, and the Pima County CR-4 zone and the City of Tucson R-2 zones are fairly comparable with some notable differences. There is no minimum lot size required in Pima County CR-4 zone, only a total minimum area for the entire site (or entire subdivision in this case) of 7,000 square feet. Many lots in the Valencia Reserve and Valencia Reserve South subdivisions are well below the minimum 5,000 square foot lot size required in the City’s R-2 zone, and will be considered legal-

nonconforming in the City. In addition, building setbacks as established in Pima County for the Valencia Reserve Annexation District will also be considered legal non-conforming in the City.

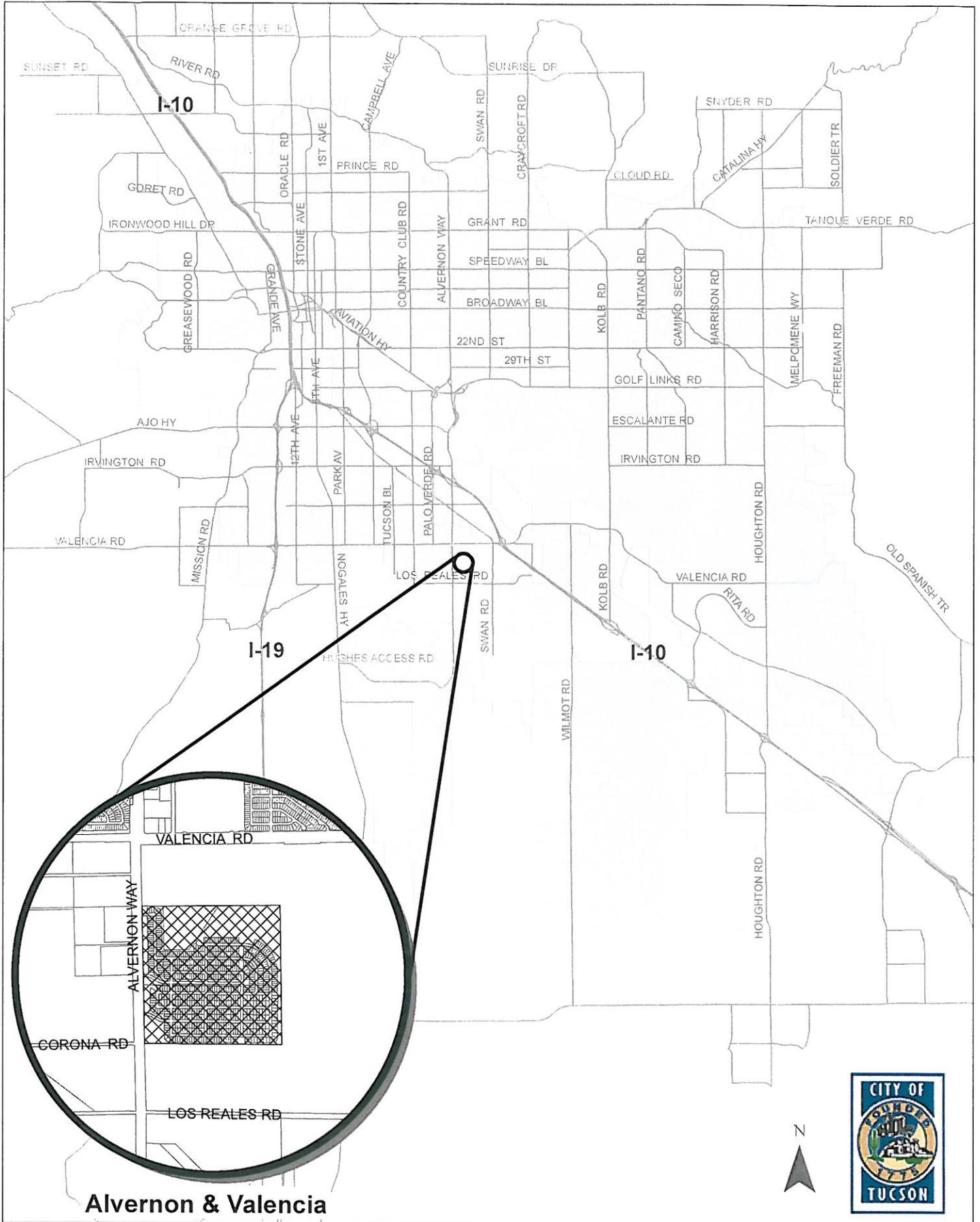
Planning Considerations – The annexation district is within the *Rincon/Southeast Subregional Plan* and the future boundaries of *Plan Tucson*, The *Rincon/Southeast Subregional Plan* reflects commercial and some residential planned land uses which respond to existing development patterns within or adjacent to the I-10 corridor, including Tucson International Airport and Davis-Monthan Air Force Base. *Plan Tucson* identifies this area as appropriate for annexation and supports development at similar densities and intensities as those on surrounding properties.

Conclusion – The translation to City R-2 and I-1 zoning, as well as the proposed extension of the *Major Streets and Routes Plan* designation on Alvernon Way is consistent with State law and supported by *Plan Tucson* and is therefore appropriate.

The Original City Zoning for the Valencia Reserve Annexation District is subject to the following condition:

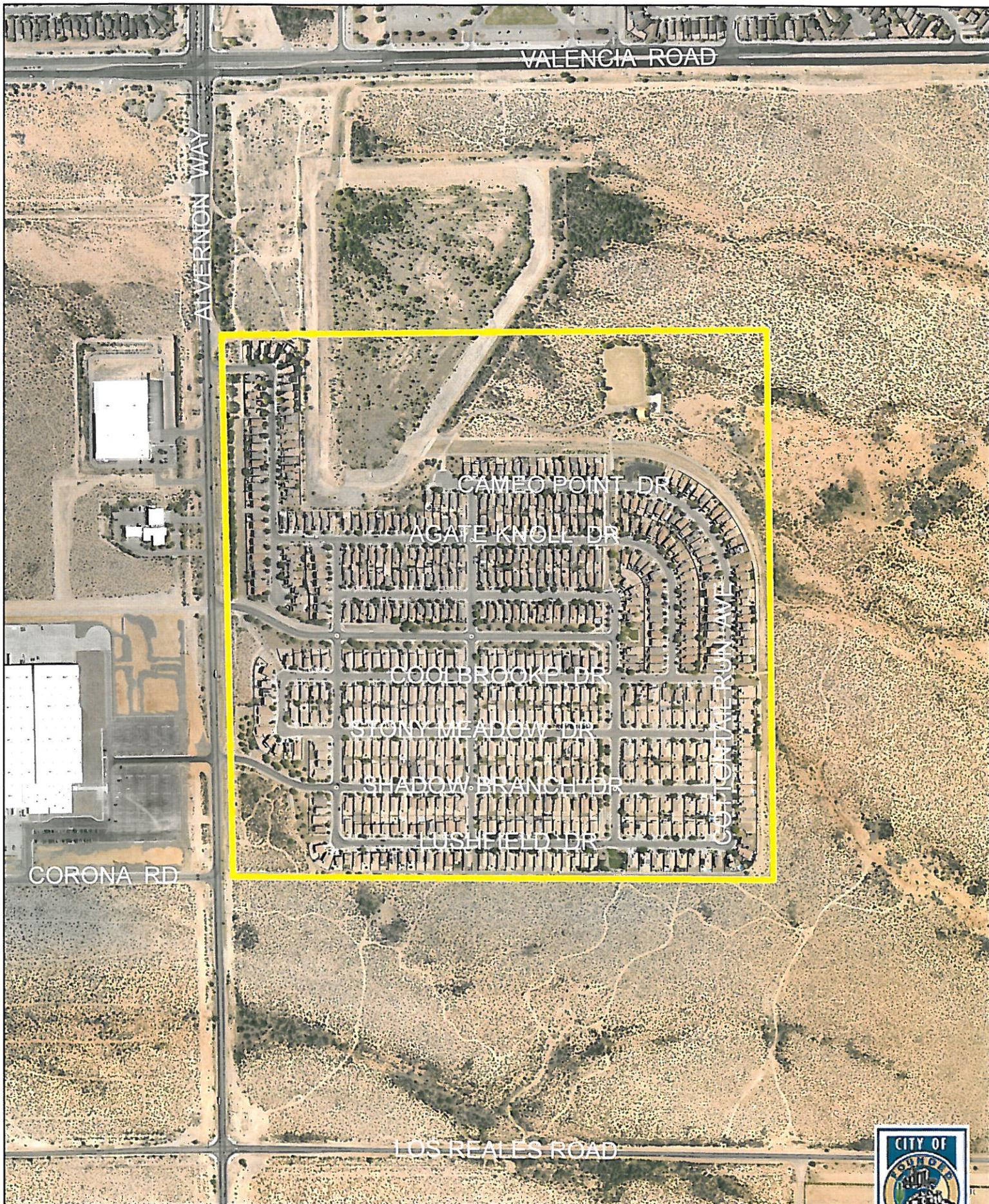
1. Any residential lots not meeting the minimum 5,000 square foot lot size or minimum setbacks required by the City of Tucson R-2 zone, shall be considered legal nonconforming per the approved County Rezoning (C0-02-18) and the approved subdivision plats for Valencia Reserve and Valencia Reserve South; any future expansions would be permitted with same setbacks as existing on lots.

C15-16-03 Valencia Reserve Annexation District



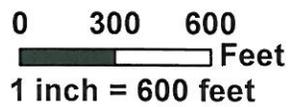
Alvernon & Valencia





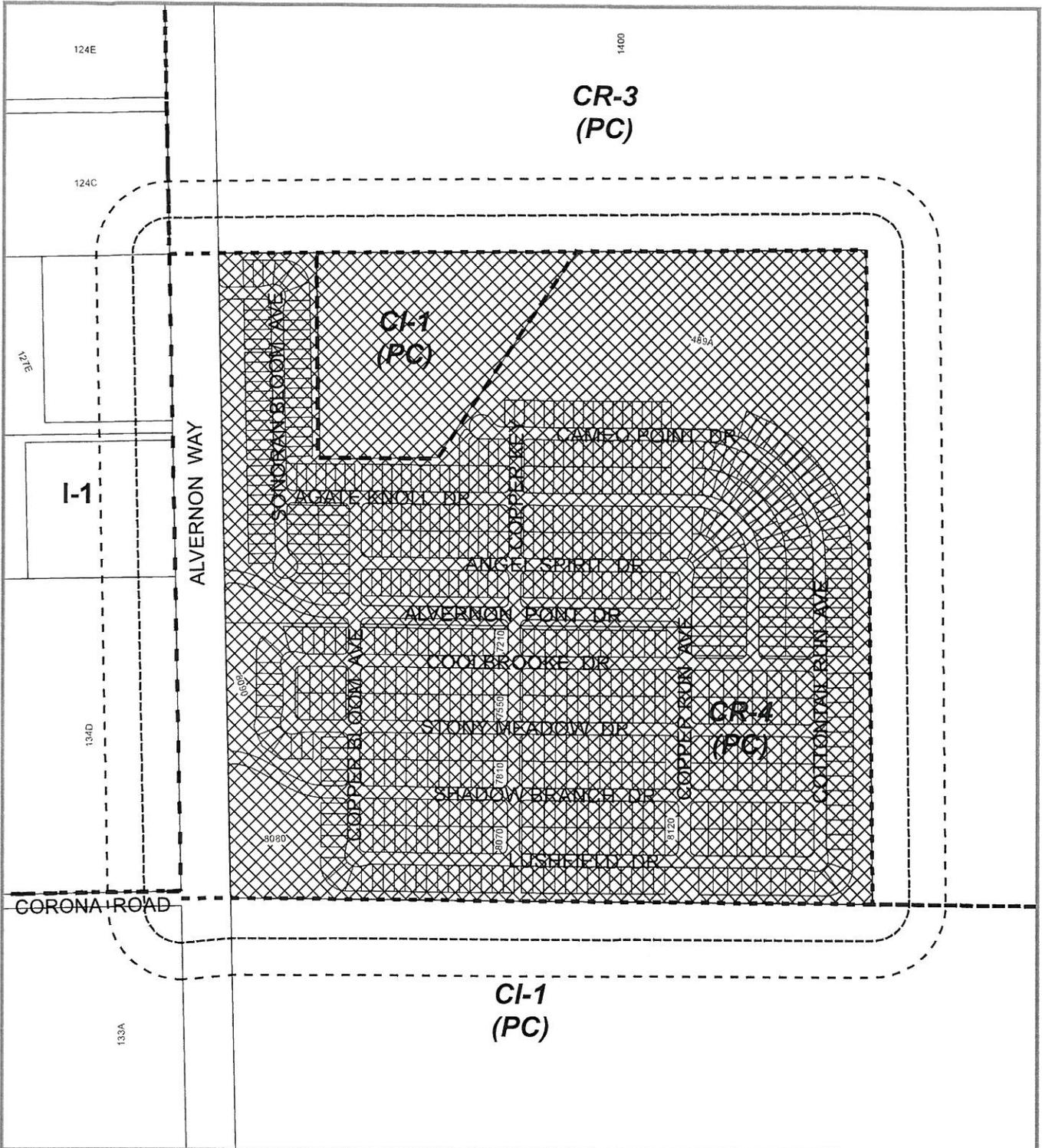
C15-03-10 Valencia Reserve Annexation District

2016 Aerial



C15-16-03 Valencia Reserve Annexation District

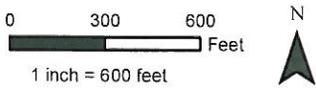
Original City Zoning



-  Area of Annexation
-  150' Protest Area
-  300' Notification Area
-  Zone Boundaries



Address: SEC Alvernon and Valencia
 Base Maps: Sec.15 T.15 R.14
 Ward: 5



created by: JR, 10/11/2016

PUBLIC FACILITIES AND SERVICES REPORT FOR January 12, 2016
(as of December 27, 2016)

C15-16-03 Valencia Reserve Annexation District, County CR-4 and CI-1 to City R-2 and I-1 Zones

CITY AGENCIES

Planning & Development Services – Zoning Review: See attached comments dated 12/23/16.

Planning & Development Services – Sign Code: See attached comments dated 12/20/16.

No Objections Noted

Tucson Fire Department

Planning & Development Services – Landscape

Tucson Parks and Recreation

Planning & Development Services – Engineering

Planning & Development Services – Landscape

Tucson Water New Area Development

Transportation – Traffic Engineering

Planning & Development Services - Planning

NON-CITY AGENCIES

No Objections Noted

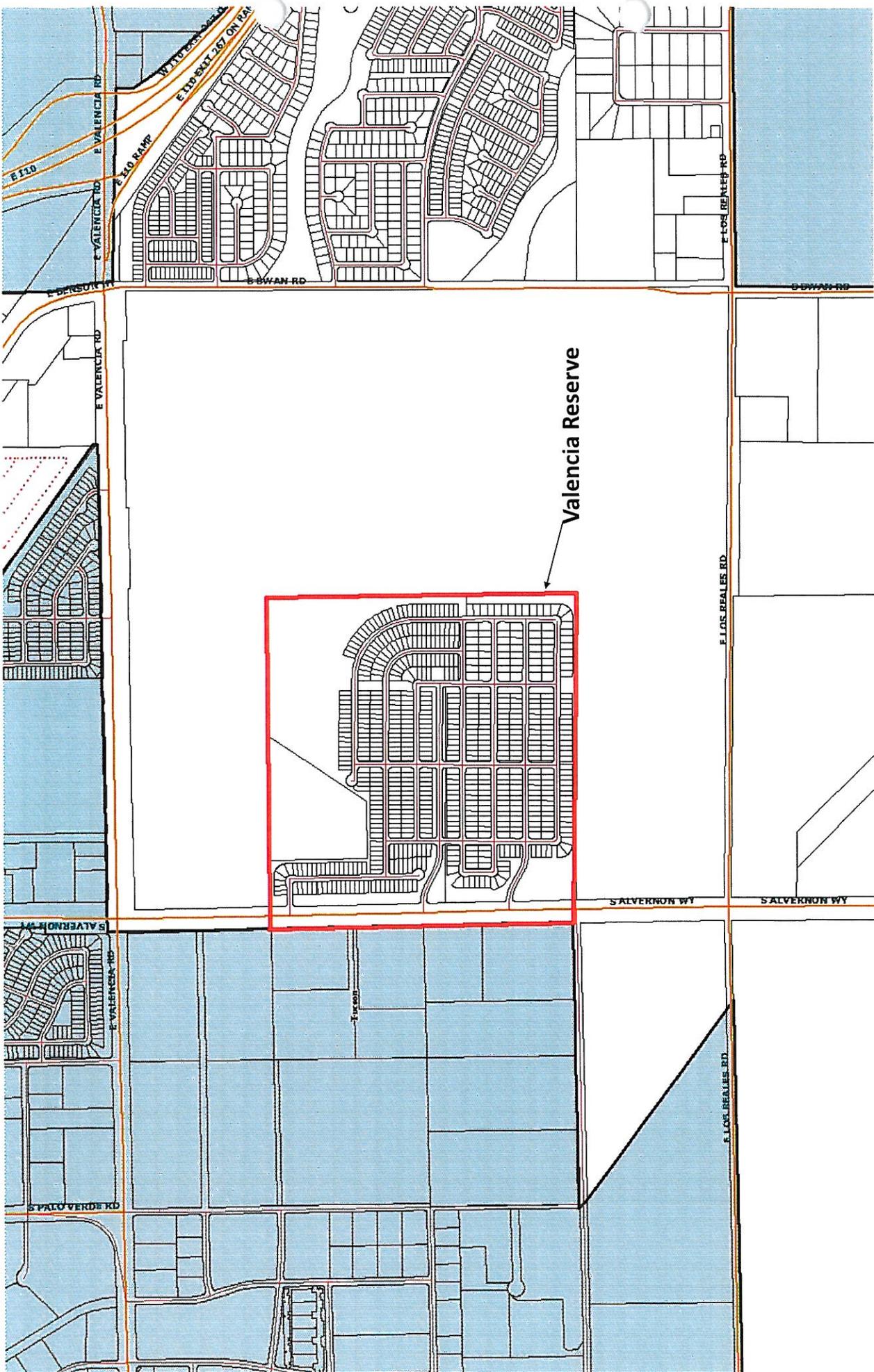
Tucson Unified School District

Arizona Department of Transportation

Pima County Development Services

Additional information about this project, including the staff report to the Zoning Examiner and the Preliminary Development Plan, will be posted on the web by 5:00 PM, December 28, 2016 at

http://cms3.tucsonaz.gov/planning/prog_proj/projects/rezoning/index.html



Valencia Reserve

E VALENCIA RD

E VALENCIA RD

S PALO VERDE RD

S ALVERNON WY

E BENSOU WY

E SWAN RD

E SWAN RD

F LOS REALES RD

F LOS REALES RD

S ALVERNON WY

S ALVERNON WY

E 130

E 130 RAMP

E 130 SLY-357 ON R/A

F LOS REALES RD

C15-16-03



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Planning & Development Services
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P.O. BOX 27210
Tucson, Arizona 85726-7210

C15-16-03
IMPORTANT REZONING NOTICE ENCLOSED