



CITY OF  
TUCSON  
ZONING  
EXAMINER'S  
OFFICE

## Zoning Examiner's Preliminary Report

June 1, 2017

Mike Czechowski  
City of Tucson  
255 W. Alameda Street  
Tucson, AZ 85701

**SUBJECT: C15-17-01 John and Dorothy Jones Annexation District  
County CI-2 to City I-2 Zoning  
Public Hearing: May 25, 2017**

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 **C15-17-01 John and Dorothy Jones Annexation District**. 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 Mike Czechowski to establish Original City Zoning on approximately the City of Tucson to establish Original City Zoning on approximately 3.55 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 approximately 800 feet west of Kolb Road and 2,000 feet north of Valencia Road (see Case Location Map). The property consists of one vacant undeveloped land. The annexation district proposes the establishment of original city zoning from Pima County CI-2 (General Industrial) to City I-2 (Heavy Industrial).

At the May 25, 2017 Zoning Examiner hearing, staff reported no written approvals or written protests. The applicant clarified that there was a fence owned by the United States Air Force along the northern boundary of the subject property. He requested a recommendation of approval. One person spoke in approval and asked about neighborhood association notification. The issue was resolved between the applicant and speaker.

***Surrounding Land Uses -***

To the north and west of the rezoning site is vacant land zoned City and County SR zoning respectively. To the south and east are warehousing and industrial manufacturing uses and parking and industrial manufacturing uses respectively zoned County CI-2.

***Land Use Plans -***

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 economic vitality of the City is focused on positive infrastructure expansion, and providing for a rational pattern of land development that further contributes to the community character.

*Plan Tucson* identifies the area as potential annexation land and supports the existing industrial zoning pattern and nearby industrial uses.

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 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 policies in *Plan Tucson* and the *Rincon/Southeast Subregional Plan* support the establishment of Original City Zoning for this parcel. The request will extend those portions of the *Airport Environ Zone/Noise Control District B (AEZ/NCD-B)* lying within the annexation district.

**RECOMMENDATION**

The Zoning Examiner recommends approval of I-2 zoning as the Original City Zoning, and extension of the *Airport Environs Zone (AEZ) Noise Control District-B (NCD-B)* for Davis-Monthan Air Force Base.

Sincerely,



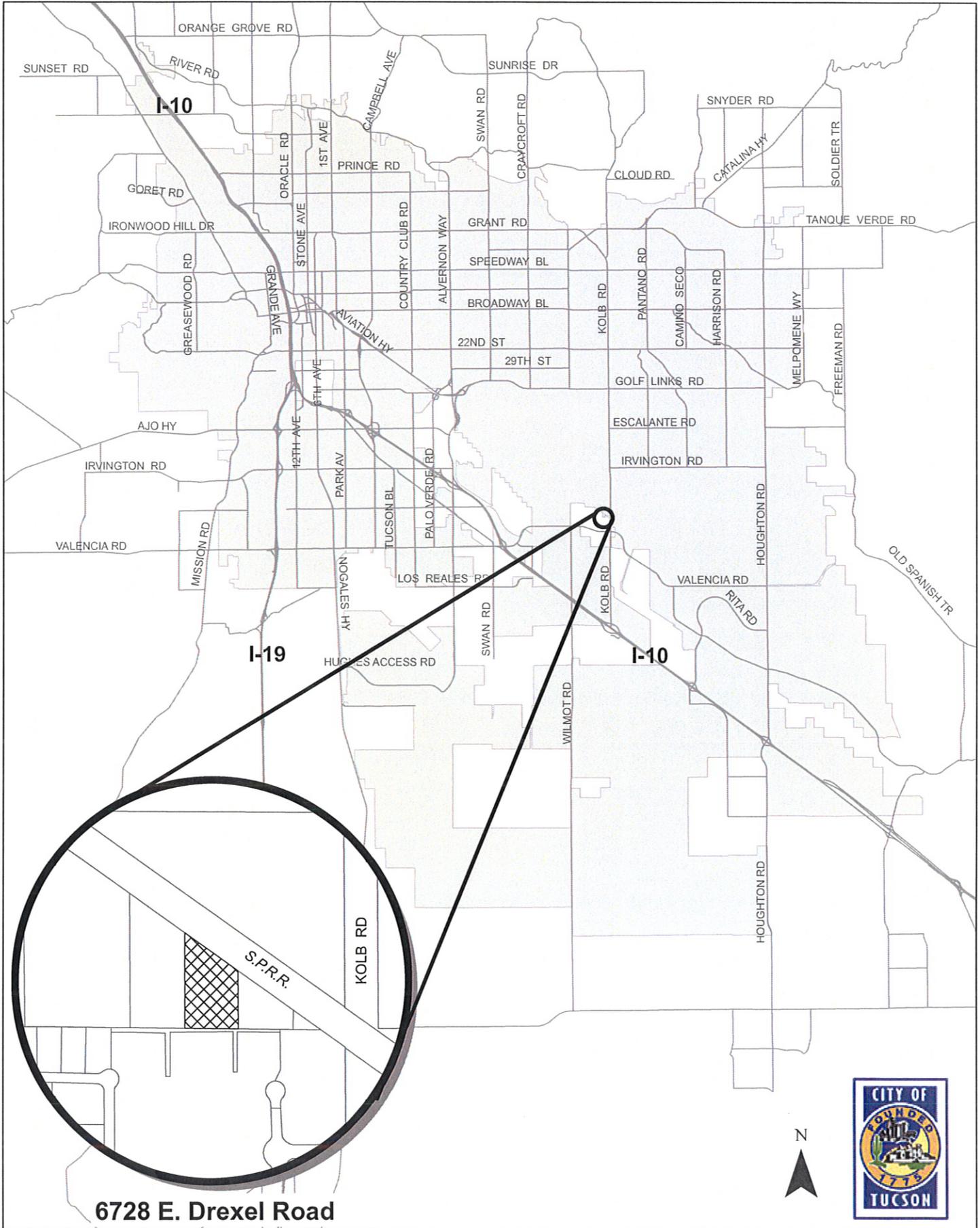
Jim Mazzocco, AICP  
Zoning Examiner

**ATTACHMENTS:**

Case Location Map  
Rezoning Case Map

cc: City of Tucson Mayor and Council

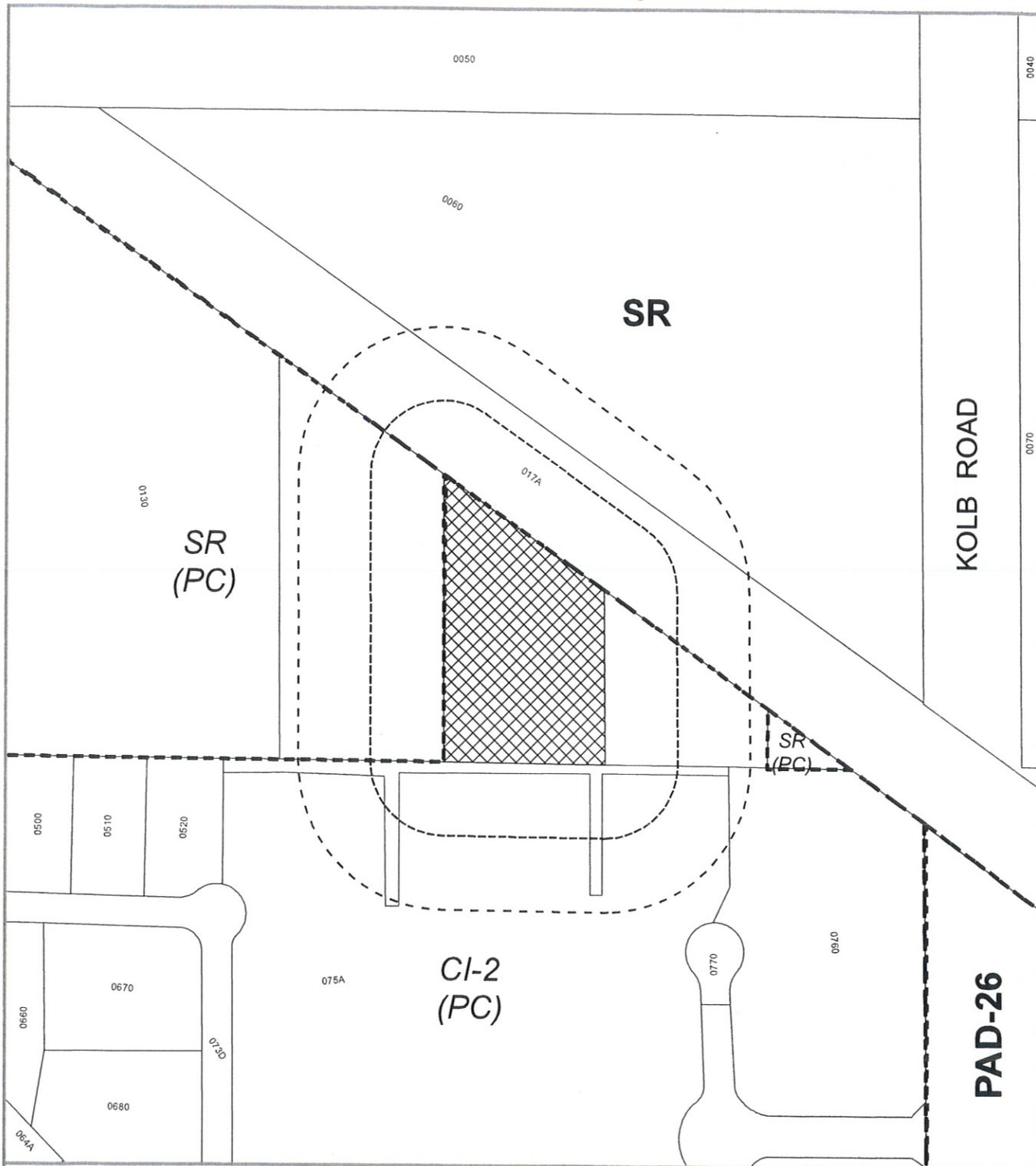
# C15-17-01 Jones Annexation District



6728 E. Drexel Road

# C15-17-01 Jones Annexation District

## Original City Zoning



- Area of Annexation Request
- 150' PProtest Area
- 300' Notification Area
- Zone Boundaries



Address: 6728 E. Drexel Road  
 Base Maps: Sec.7 T.15 R.15  
 Ward: 4

