MEMORANDUM

DATE: December 20, 2017
For January 4, 2018 Hearing

TO: Thomas Sayler-Brown
Zoning Examiner

FROM: Scott Clark
Planning & Development Services Director

SUBJECT: REZONING – ORIGINAL CITY ZONING
PLANNING & DEVELOPMENT SERVICES REPORT
C15-17-02- Swan and Valencia East Annexation District
Pima County TH, CR-3, CR-4, CMH-1, CB-1, CB-2, CI-1, CI-2 to City of Tucson RV, R-1, R-2, MH-1, C-1, C-2, I-1 and I-2 (Ward 5)

Issue – This is an application by the City of Tucson to establish Original City Zoning on recently annexed parcels. The parcels are located in an area roughly bounded by Valencia Road on the north, Swan Road on the west, Los Reales Road on the south and extending approximately 1,200 feet east of Craycroft Road. (See Case Location Map). Original City Zoning is required by Arizona Revised Statutes (ARS) Title 9-471.L and the Unified Development Code (UDC) Section 4.6.

ARS Title 9-471.L: "A city or town annexing an area shall adopt zoning classifications that permit densities and uses no greater than those permitted by the county immediately before annexation. Subsequent changes in zoning of the annexed territory shall be made according to existing procedures established by the city or town for the rezoning of land."

UDC 4.6: "The applicable zoning standards on land annexed into the City, unless otherwise stipulated in the annexation ordinance, shall continue to be the county zoning standards applicable to the property prior to annexation until such time they are replaced by City standards. City zoning standards shall be placed on annexed land within six months of the date of annexation. Zoning standards, zones, overlay zones, and City Zoning Maps are extended to the annexed land in accordance with Section 3.4.4, Mayor and Council Special Exception Procedure."

The established procedure is to "translate" the County Zoning in place before annexation, into the most appropriate City zoning classification. There is no new development associated with this Original City Zoning. Lawful existing development will be allowed to continue. Property status regarding non-conforming uses and structures will be determined as needed on a case-by-case basis.

Applicant's Request – Establish Original City Zoning for annexed parcels

Planning & Development Services Recommendation – The Planning & Development Services Department recommends approval of the RV, R-1, R-2, MH-1, C-1, C-2, I-1, and I-2 zones be established as the Original City Zoning.

Zoning Descriptions

County Zone	Zone Description	City Translation	Zone Description
TH	Trailer Homesite – RV Park	RV	
CR-3	Single-family, 8,000 SF Lot	R-1	Low-density, 7000 SF Lot
CR-4	Single/Multi-family; Duplexes	R-2	Medium Density, Single and Multi-family
TR	High-density Residential	R-3	High-density Residential
CMH-1	Mfg. and Site-built, 8,000 SF	MH-1	Mfg. and Site-built 7,000 SF
CB-1	Indoor Retail, Residential	C-1	Low Intensity, Indoor Comm.
CB-2	Indoor/outdoor retail & Residential	C-2	General Commercial and Residential
CI-1	Mfg., Retail, Warehousing	I-1	Low-impact Industrial, Commercial & Warehousing
Airport Environs Zone	NCZ-A (65-70 Ldn)	Airport Environs Zone	NCD-A (65-70 Ldn)
Airport Environs Zone	Airport Height Overlay Zone 3	Airport Environs Zone	Airport Hazard District 2
		Airport Environs Zone	Davis-Monthan AFB Vicinity Zone
Major Streets and Routes	*Craycroft Rd: Low-volume Arterial, 90' ROW *I-10: State or Interstate Hwy *Los Reales Rd: Low-volume Arterial, 90' ROW *Swan Rd: Low-volume Arterial, 90' ROW	Major Streets and Routes	*Craycroft Rd: Arterial, 90' ROW *I-10: State/Interstate Route *Los Reales Rd: Arterial, 100'-150' ROW *Swan Rd: Arterial, 120'ROW

Planning Considerations – Plan policies are not applied to Original City Zoning. Any future rezoning request of the annexed land must be in conformance with adopted land use plans.

Design Considerations – Certain parcels included in the Annexation District are within 1000 feet of the City of Tucson Los Reales Landfill, therefore future development may be subject to Chapter 29, Article IX of the Tucson Code regarding Development Regulations and Public Notice in the Proximity of Designated Landfills. The developer shall contact Environmental Services, prior to the submittal of any plans to determine applicability of the Chapter 29, Article IX.

Conclusion – Consistent with State Statue and the Unified Development Code, the City translation Zones provided above are the most comparable to the Pima County zones, and do not permit densities and uses greater than those permitted by the county. Translation to the City zones as recommended is appropriate.

PUBLIC FACILITIES AND SERVICES REPORT FOR JANUARY 4, 2018

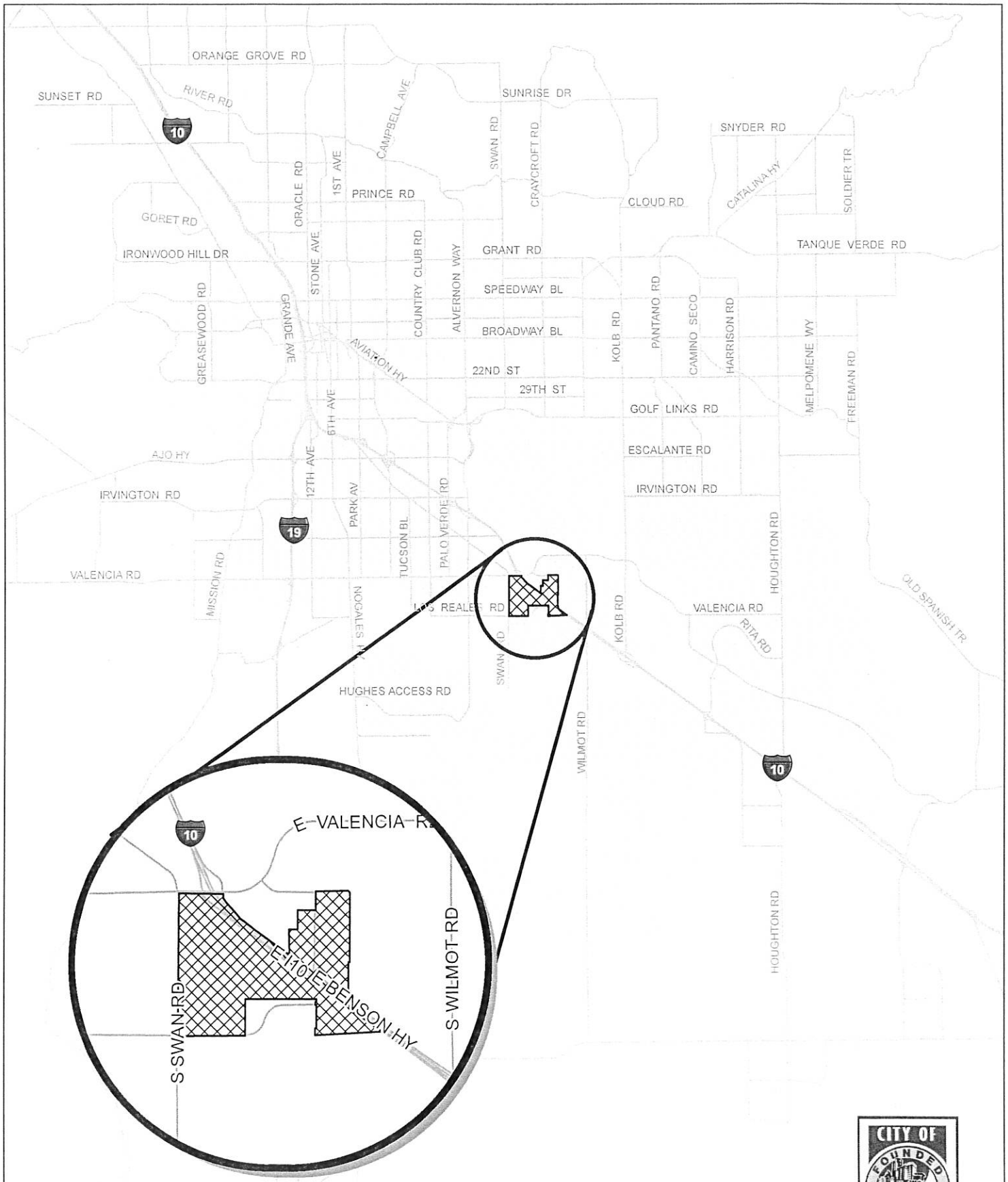
C15-17-02 Swan and Valencia East Annexation District – Establishment of Original City Zoning

Public Facilities Reports are not prepared for the establishment of Original City Zoning, because State Statute and City Code require translation of Pima County zoning to City of Tucson zoning. There is no new development associated with the establishment of Original City Zoning.

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 20, 2017 at **https://www.tucsonaz.gov/PRO/pro/AdvancedSearch.jsp**

C15-17-02

Swan and Valencia East Annexation District

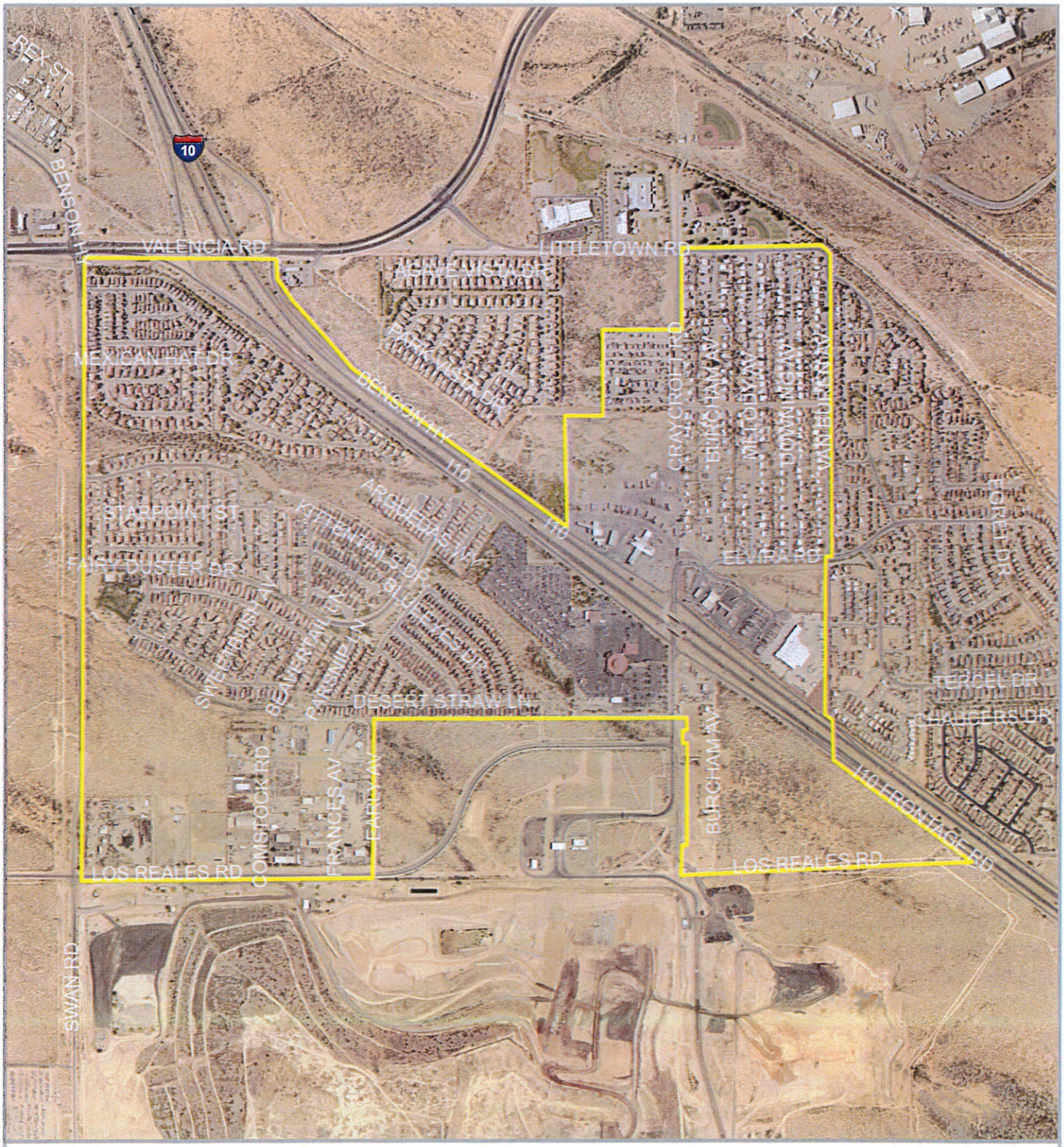


E. Valencia Rd. & S. Swan Rd.

Created by: TC, 12/04/2017

C15-17-02

Swan and Valencia East Annexation District



Area of Original City Zoning

Address: E.Valencia Rd. and S. Swan Rd.
Base Maps: Twp.15S Range14E Sec. 13
Twp. 15S R. 14E Sec. 13
Ward: 5

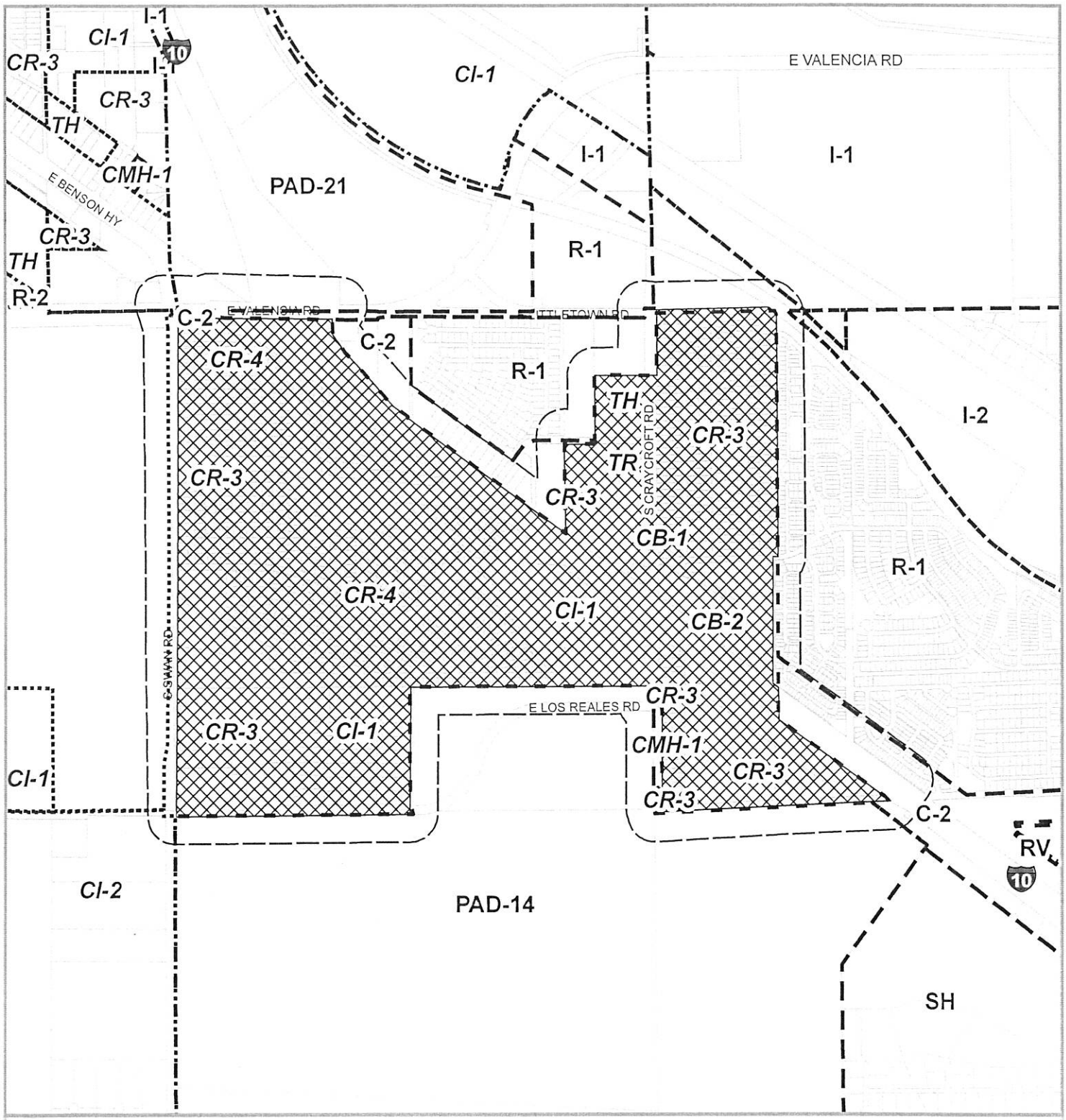
0 600 1,200 Feet
1 inch = 1,200 feet

N

Created by: TC, 12/05/2017

C15-17-02 - Original City Zoning

Swan and Valencia East Annexation District



Area of Original City Zoning

Notification Area (300-foot Radius)

City of Tucson Zoning

Pima County Zoning

Address: E. Valencia Rd. & S. Swan Rd.

Base Maps: Sec.13 T.15S R.14E & Sec.14 T.15S R.14E

Ward: 5

Feet

0 750 1,500

1 inch = 1,500 feet

N

Created by: TC, 12/01/2017

Place
Stamp
Here

City of Tucson
Planning and Development Services Department
Rezoning Section
201 N. Stone
P.O. Box 27210
Tucson, Arizona 85726-7210

C15-17-02 (mw)

Expose this flap - Affix stamp and return

City of Tucson
Planning and Development Services
Department -Rezoning Section
201 N. Stone Avenue
P.O. BOX 27210
Tucson, Arizona 85726-7210

C15-17-02 (mw)
IMPORTANT REZONING NOTICE ENCLOSED

F:\Sharedir\REZONING\Rezoning TEMPLATES\ZE mailout

Approval – Protest Form

If you wish to submit a written protest or approval, this form is provided for your convenience. Please print your comments below, sign your name, and mail to the Rezoning Section of the Planning and Development Services Department at the address on the reverse side (you will need to attach postage). The number of approvals and protests along with protest calculations will be reported at the Zoning Examiner's public hearing.

Approvals and protests <u>must</u> have an owner's signature to be recorded.

If there are protests from 20% of the property owners within 150' of the whole perimeter of the property being rezoned, including BOTH 20% of the property by area and 20% of the number of lots with 150', then an affirmative vote of ¾ of the Mayor and Council (5 of 7 council members) will be required to approve the rezoning ordinance or Mayor and Council Special Exception. Public rights-of-way and the area/lot of the proposed rezoning are included in the protest calculations.

Case: C15-17-02 Swan and Valencia East Annexation District, Establish Original City Zoning Ward 5

_____ I/We the undersigned property owners, wish to

☐ APPROVE the proposed rezoning/special exception
☐ PROTEST the proposed rezoning/special exception

Reason:

_____

_____

_____

_____

_____

_____

_____

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_____

PLEASE PRINT YOUR NAME	PLEASE PRINT MAILING ADDRESS	PLEASE PRINT LEGAL PROPERTY DESCRIPTION		
		Subdivision	Block	Lot

Owner's Signature: _____ Date _____

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