



CITY OF
TUCSON
ZONING
EXAMINER'S
OFFICE

PRELIMINARY REPORT

December 6, 2018

Mike Czechowski
Economic Initiatives Office
City of Tucson
255 W. Alameda St.
Tucson, AZ 85701

**SUBJECT: C15-18-03 Airport Corona Annexation District
Original City Zoning (Ward 5)
Public Hearing: November 29, 2018**

Dear Mr. Czechowski:

Pursuant to the City of Tucson Unified Development Code and the Zoning Examiner's Rules and Procedures (Resolution No. 9428), this letter constitutes written notification of the Zoning Examiner's summary of findings for rezoning case C15-18-03 Airport Corona Annexation District Original City Zoning.

At the expiration of 14 days of the conclusion of the public hearing, the Zoning Examiner's Report to the Mayor and Council (including background information, public hearing summary, findings of fact, conclusion, recommendation, and public hearing minutes) shall be filed with the City Manager. A copy of that report can be obtained from 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 an application by the City of Tucson to establish Original City Zoning on recently annexed parcels. The parcels total approximately 1,488 acres and are located in an area roughly bounded by Valencia Road on the north, Nogales Highway on the west, Alvernon Way on the east, and extending approximately 3,800 feet south of Los Reales Road. (See Case Location Map), and include large portions of Tucson International Airport. Original City Zoning is required by Arizona Revised Statutes (A.R.S.) Title 9-471.L and the Unified Development Code (UDC) Section 4.6.

A.R.S. Title 9-471.L states: "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 states: "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.

Zoning Descriptions

County Zone	Zone Description	City Translation	Zone Description
MU	Multiple Use	MU	Mixed Use
CI-1	Mfg., Retail, Warehousing	I-1	Low-impact Industrial, Commercial & Warehousing
CI-2	General Industrial	I-2	Heavy Industrial
Airport Environs Zone	Noise Overlay Zone (70 plus Ldn) Noise Overlay Zone (65-70 Ldn)	Airport Environs Zone	AE Noise (NCD 70) AE Noise (NCD 65)
Airport Environs Zone	Airport Height Overlay Zone	Airport Environs Zone	Airport Hazard District
Airport Environs Zone	AE CUZ	Airport Environs Zone	AE CUZ
Wash with Regulated Riparian Habitat	Airport Wash (2,000-5,000 CFS) Setback 75 feet	ERZ Wash	Airport Wash (North and South Forks) Resource Corridor – ERZ Regulatory Wash with Class H and Class C Riparian Habitat
Major Streets and Routes	Alvernon Way: Medium Volume Arterial, 150' ROW *Los Reales Rd: Low-volume Arterial, 90' ROW	Major Streets and Routes	*Alvernon Way: Arterial, 120' ROW *Los Reales Rd: Arterial, 150' ROW

Planning Considerations – Pursuant to A.R.S. 9-471(L), the City “shall adopt zoning classifications that permit densities and uses no greater than those permitted by the county immediately before annexation.” Plan policies are not applied to Original City Zoning, but any future rezoning request of the annexed land must be in conformance with adopted land use plans.

November 29, 2018 Zoning Examiner Hearing

A Planning and Development Service Department representative explained the requirements of State law regarding the adoption of Original City Zoning following annexation at the November 29, 2018 Public Hearing. A representative of Tucson Airport Authority spoke in favor of the adoption of Original City Zoning. No other person spoke. At the time of the November 29, 2018 Zoning

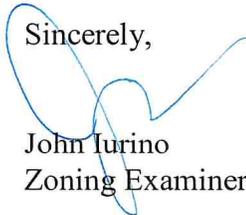
Examiner Hearing, there were zero (0) written approvals and zero (0) written protests.

Conclusion – The requested rezoning complies with State law and the UDC. The City translation zones stated above are the most comparable to the Pima County zones, and do not permit densities and uses greater than those permitted by County zoning. Translation to the City zones as recommended is appropriate.

RECOMMENDATION

The Zoning Examiner recommends approval of the request to rezone the subject properties to MU, I-1 and I-2.

Sincerely,



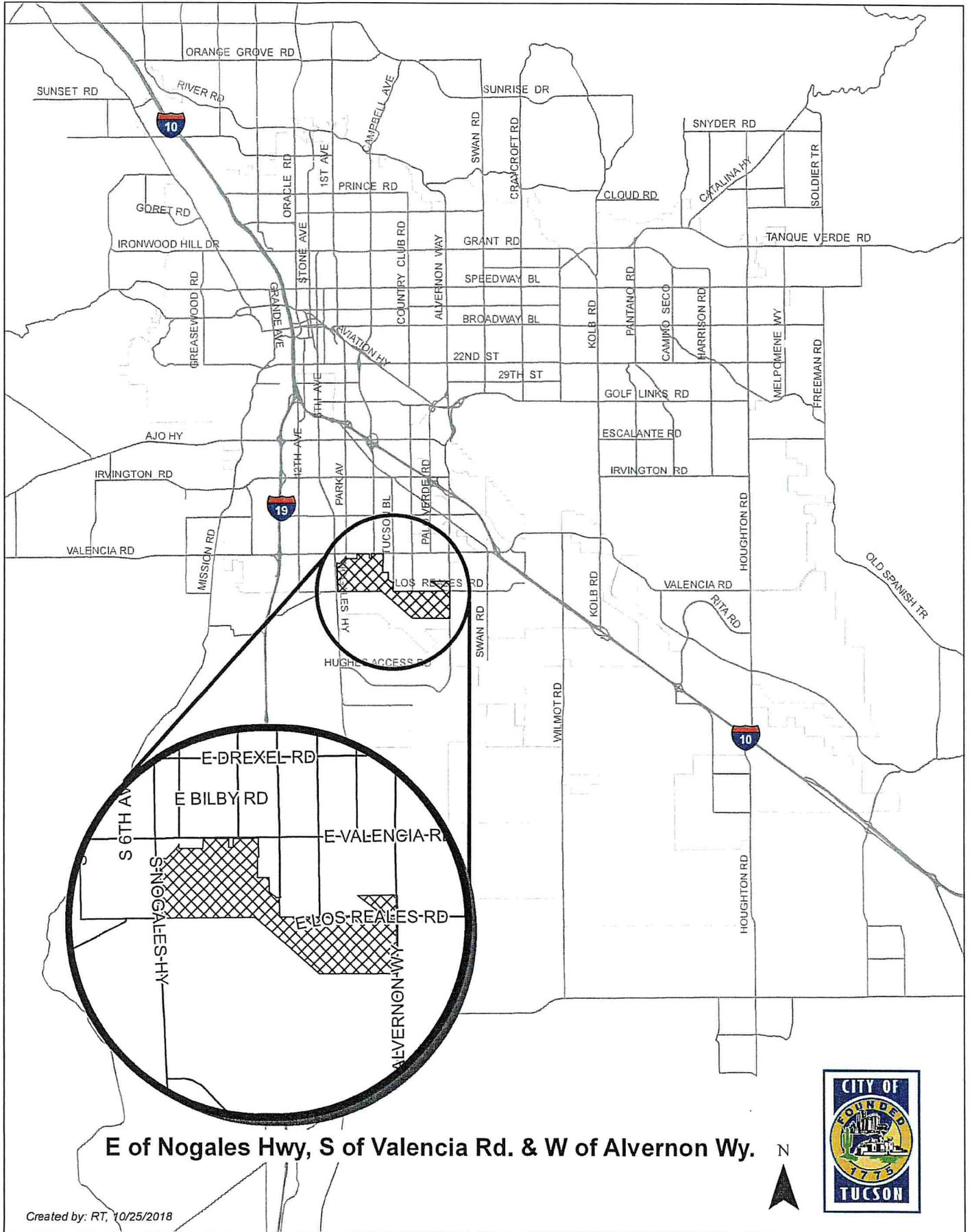
John Iurino
Zoning Examiner

ATTACHMENTS:

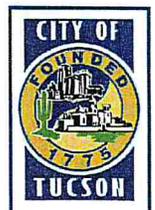
Case Location Map
Rezoning Case Map

cc: City of Tucson Mayor and Council

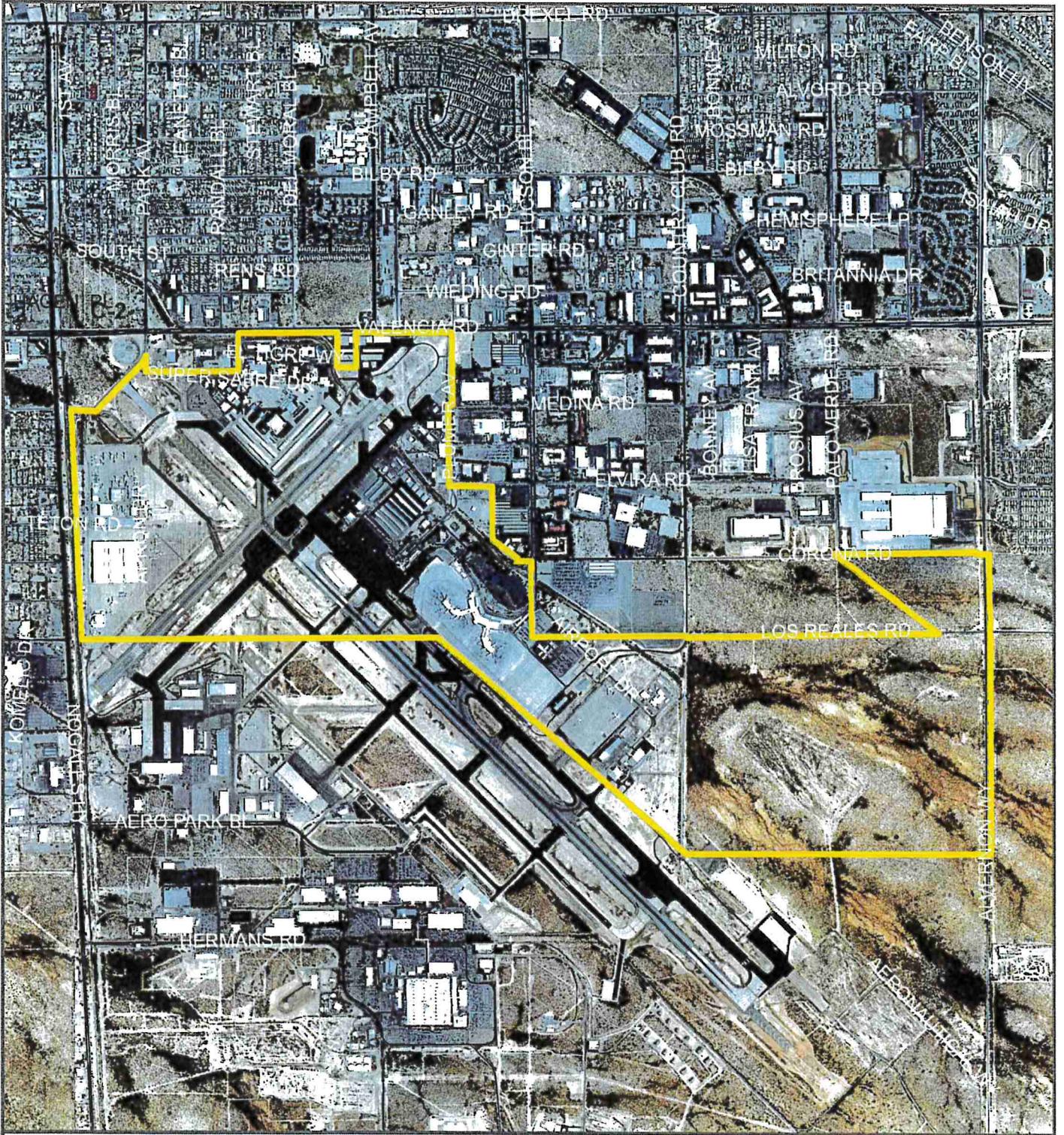
C15-18-03 Airport Corona Annexation District



E of Nogales Hwy, S of Valencia Rd. & W of Alvernon Wy.

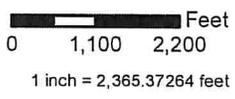


C15-18-03
Airport Corona Annexation District

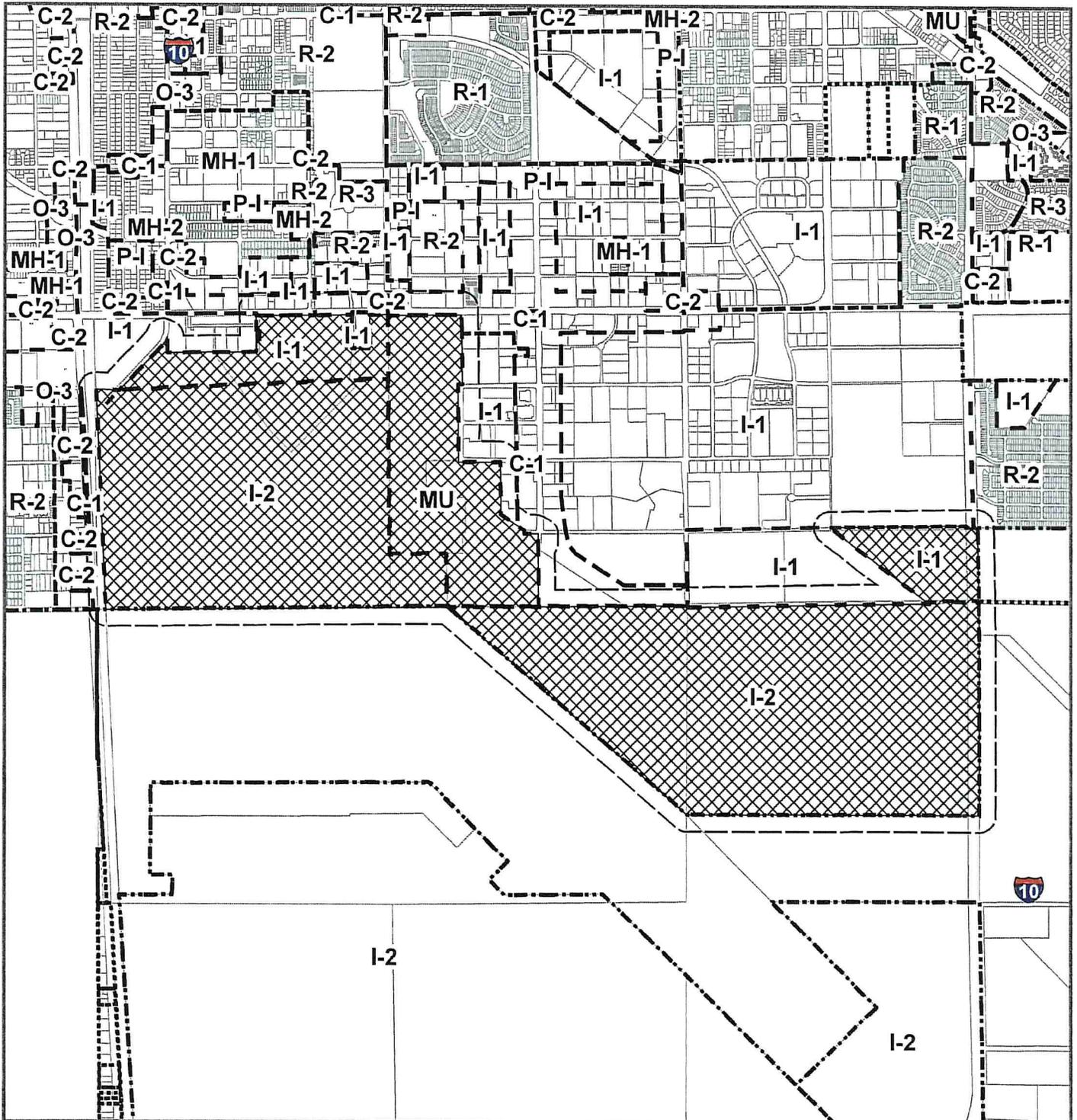


 Area of Original City Zoning

Address:
E of Nogales Hy, S of Valencia Rd. & W of Alvernon Wy.
Base Maps: Sec.17 T.15S R.14E
Ward: 5



C15-18-03 - Original City Zoning Airport Corona Annexation District



- Notification Area (300' Radius)
- Area of Original City Zoning
- City of Tucson Zoning
- Pima County Zoning

Address:
 E of Nogales Hy, S of Valencia Rd. & W of Alvernon Wy.
 Base Maps: Sec.17 T.15S R.14E
 Ward: 5

