



MEMORANDUM

TO: John Iurino
Zoning Examiner

DATE: November 14, 2018
For November 29, 2018 Hearing

FROM: Scott Clark
Planning & Development Services
Interim Director

SUBJECT: REZONING – ORIGINAL CITY ZONING
PLANNING & DEVELOPMENT SERVICES REPORT
C15-18-03 – Airport Corona Annexation District
Pima County MU, CI-1, CI-2 to City of Tucson MU, 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, 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), including large portions of Tucson International Airport. 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 MU, I-1, and I-2 zones to be established as the Original City Zoning.

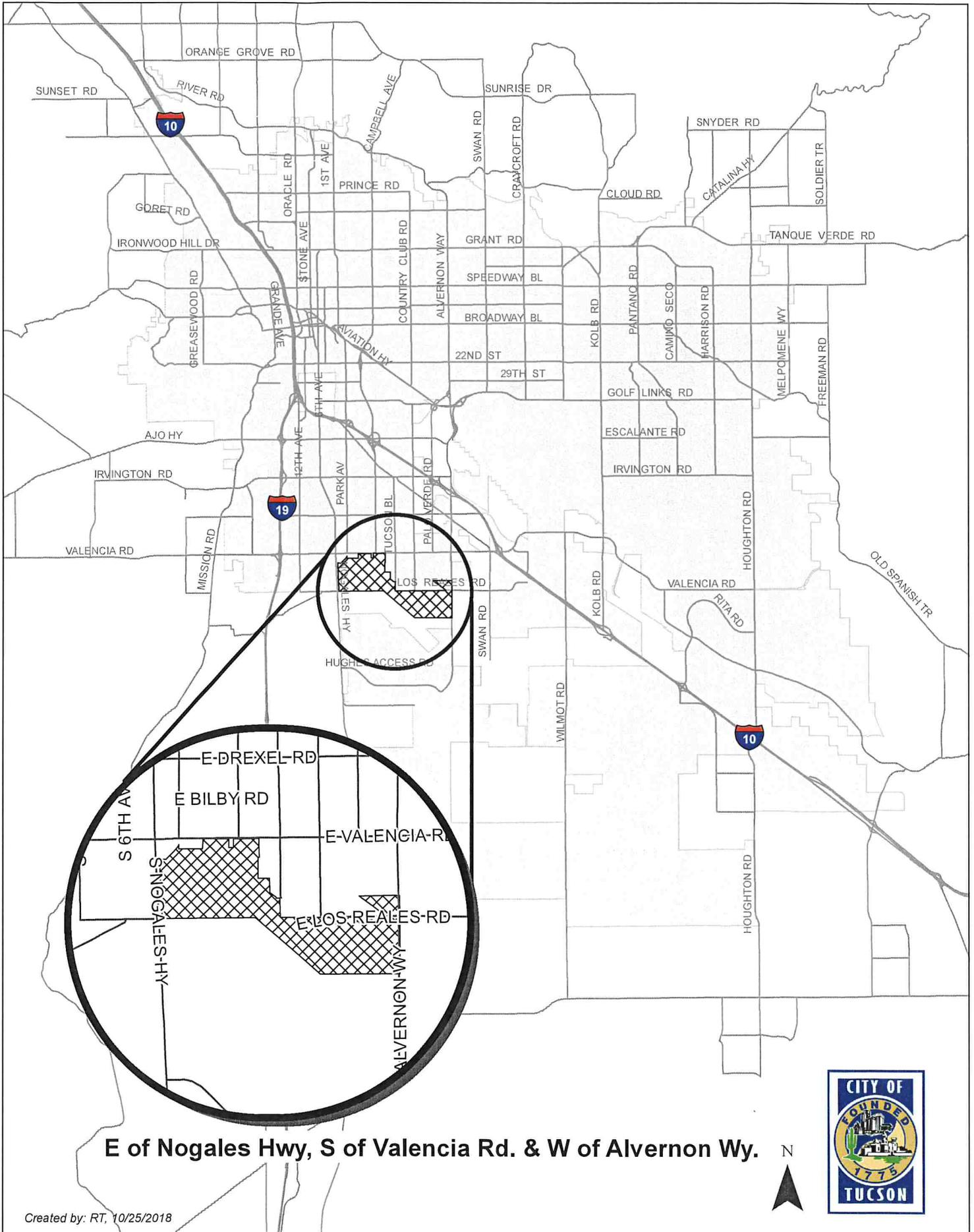
Zoning Descriptions

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 – 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.

Conclusion – Consistent with State Statute 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.

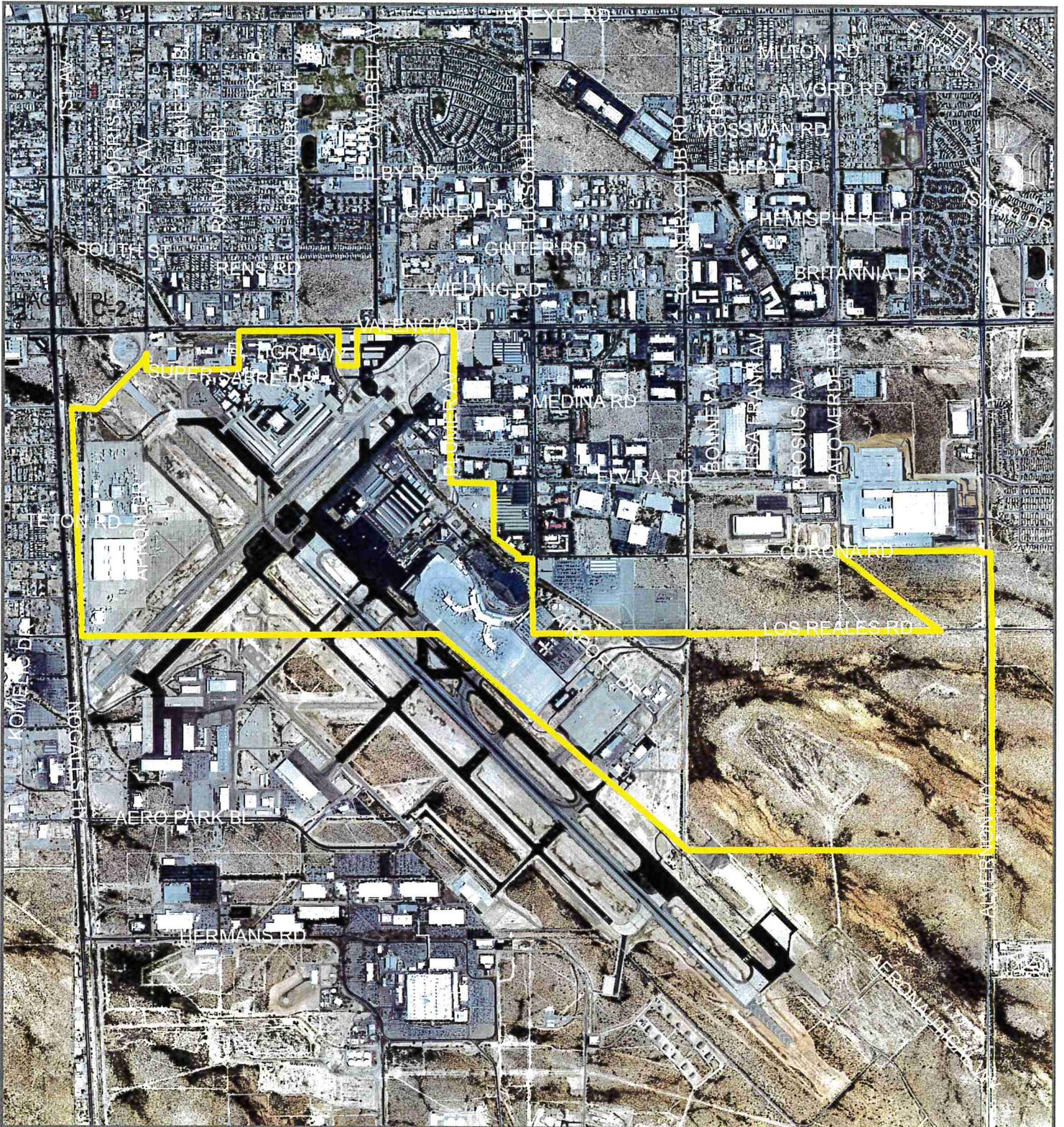
C15-18-03 Airport Corona Annexation District



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



C15-18-03
Airport Corona Annexation District



 Area of Original City Zoning

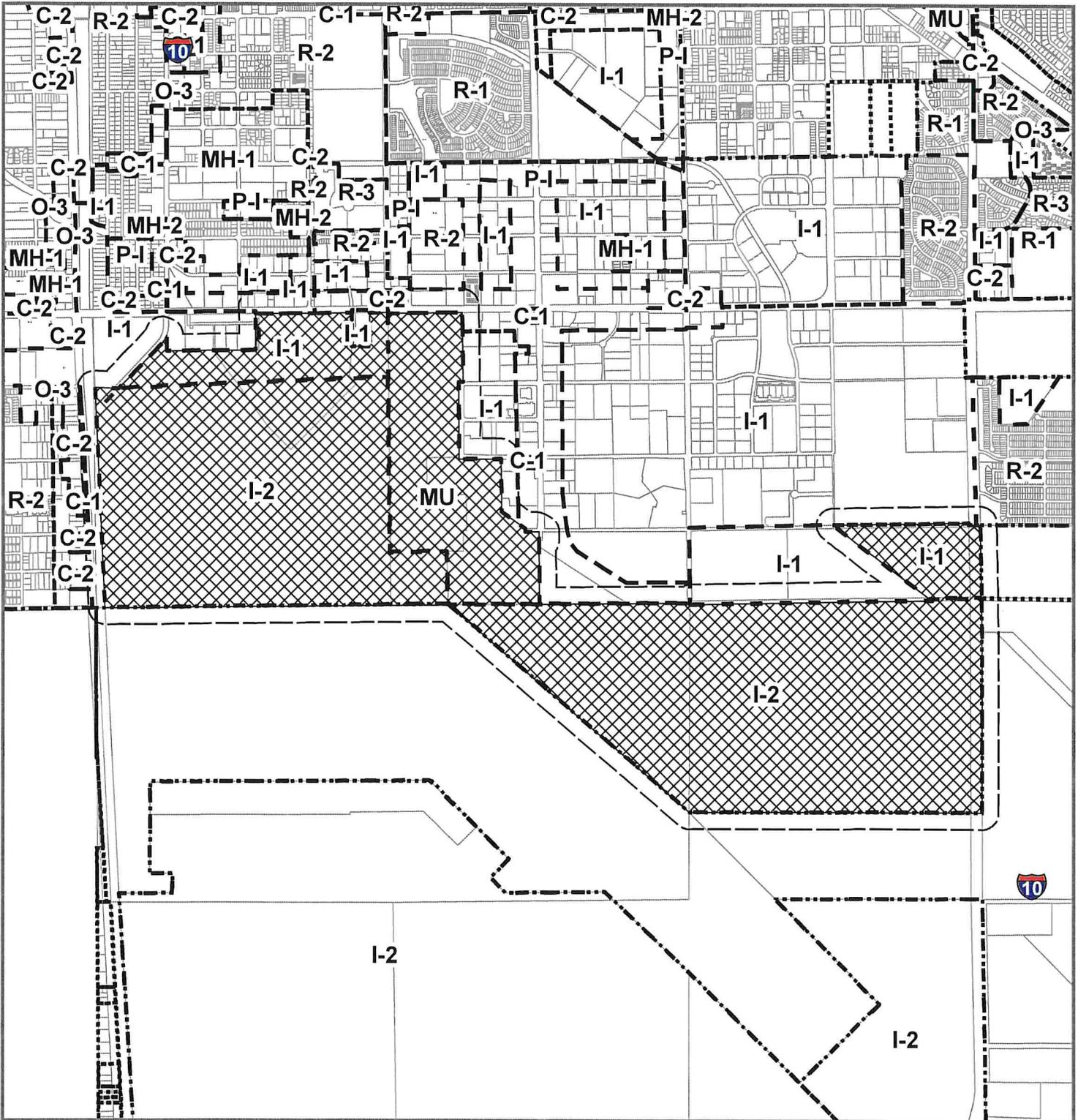
Address:
E of Nogales Hy, S of Valencia Rd. & W of Alverno Wy.
Base Maps: Sec.17 T.15S R.14E
Ward: 5

0 1,100 2,200 Feet
1 inch = 2,365.37264 feet



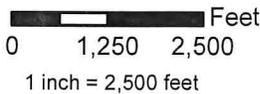
C15-18-03 - Original City Zoning

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



CITY OF TUCSON PUBLIC HEARING NOTICE

County Assessor records indicate that you are an owner of property located within 300 feet of a parcel(s) that is being considered for a rezoning.

The Zoning Examiner, on behalf of the Mayor and Council, conducts a public hearing and considers testimony for each rezoning in the City of Tucson. Persons attending the hearing are to observe rules of propriety, decorum, and good conduct and are to refrain from rude or slanderous remarks. The Zoning Examiner may impose reasonable limitations on the number of speakers and the length of the testimony.

After the Public Hearing, the Zoning Examiner issues written reports with findings of fact and a recommendation. A preliminary report is issued five working days after the close of the public hearing. A final report is issued 14 days after the close of the public hearing and transmitted to the Mayor and Council. Any person may request a public hearing before Mayor and Council provided the written appeal is filed with the City Clerk within 14 days after the close of the Zoning Examiner's public hearing. The Mayor and Council make the final decision on all rezoning requests.

You may speak in favor or in opposition to the rezoning during the public hearing. You may also submit a written approval or protest. A form is attached for your convenience.

PUBLIC HEARING INFORMATION

Date: November 29, 2018

Time: 6:00 PM

Location: Mayor and Council Chambers* First Floor, City Hall, 255 West Alameda, Tucson, Arizona

The Council Chambers is wheelchair accessible. A request for reasonable accommodation for persons with disabilities must be made to the City Clerk's Office by parties at least five working days in advance of the scheduled meeting and can be made by calling (520) 791-4213 or (520) 791-2639 (TDD).

APPLICANT

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

PROPOSED REZONING

Case: C15-18-03 Airport Corona Annexation District, Establish Original City Zoning

Requested Zoning Change: Translating Pima County MU, CI-1, and CI-2 to City of Tucson MU, I-1 and I-2.

Location: The parcels 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.

Development: There is no development is proposed with the establishment of Original City Zoning.

Notificación de Audiencia Pública del Examinador de Zonificación

Para oír y tomar en consideración el siguiente caso: C15-18-03 – Airport Corona Annexation District, Pima County MU, CI-1, CI-2 a City of Tucson MU, I-1 and I-2 (Ward 5)

Cambio de Zonificación Solicitada: Establecimiento de la zonificación de la ciudad original por la traducción de la zonificación MU del Condado de Pima, CI-1, CI-2 a la zonificación de la ciudad de Tucson, I-1 e I-2

Ubicación: Las parcelas están ubicadas en un área delimitada aproximadamente por Valencia Road en el norte, Nogales Highway en el oeste, Alvernon Way en el este y se extienden aproximadamente 3,800 pies al sur de la carretera Los Reales.

Desarrollo Propuesto: No se propone ningún desarrollo con el establecimiento de Original City Zoning.

Si usted desea este documento escrito en Español, por favor llame al número de teléfono: 791-5550



MEMORANDUM

DATE: November 7, 2018

TO: File

FROM: Rezoning Section

SUBJECT: Certification of Mail Out of Zoning Examiner Public Hearing Notice on an Original City Zoning Site

CASE NAME: C15-18-03 Airport Corona Annexation District

This serves to place on record the fact that on November 7, 2018, Peter McLaughlin, mailed notice of the Zoning Examiner's November 29, 2018 public hearing for Original City Zoning case C15-18-03 a minimum of fifteen (15) days prior to the public hearing.

Signature:  Date: Nov. 7, 2018

Attachment: copy of mailing list