



MEMORANDUM

TO: John Iurino
Zoning Examiner

DATE: February 20, 2019
For March 7, 2019 Hearing

FROM: Scott Clark
Planning & Development Services
Interim Director

SUBJECT: REZONING: PLANNING & DEVELOPMENT SERVICES REPORT
ESTABLISHMENT OF ORIGINAL CITY ZONING
C15-18-07 Kolb and Valencia Annexation District,
County SR, CB-1, CB-2, CI-1 and SP to City SR, C-1, C-2, I-1 and PAD-26
(Ward 4)

Issue – This is a request by the City of Tucson to establish Original City Zoning on approximately 53.2 acres of land, consisting of 10 parcels, recently annexed by the City of Tucson. Establishment of Original City Zoning requires that the property be rezoned. The rezoning site is located on all four quadrants of the intersection of Kolb Road and Valencia Road (see Case Location Map). The parcels at the northeast and northwest corners of the intersection are developed with retail uses, including fuel dispensing stations, and the remaining eight parcels consist of vacant undeveloped land.

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. 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 SR, C-1, C-2, I-1 and PAD-26 zoning as the Original City Zoning, extension of the *Airport Environs Zone (AEZ)* overlay classifications for Davis-Monthan Air Force Base, and designation of Kolb Road and Valencia Road as Arterial Gateway Routes on the City of Tucson *Major Streets and Routes Plan*.

Background Information

Annexation History – Mayor and Council adopted Ordinance No. 11593, annexing the Kolb and Valencia Annexation District on October 23, 2018. The annexation became effective on November 22, 2018.

Existing Land Use: Retail commercial, including fuel dispensing and vacant undeveloped land.

Surrounding Zones and Land Uses:

- North: Zoned CI-2 (Pima County and PAD-26 (City)); Vacant undeveloped land
- South: Zoned CI-1, CI-2 and SP (Pima County); RV sales and storage, Vacant undeveloped land
- East: Zoned PAD-26 (City); Vacant undeveloped land
- West: Zoned CI-2, CB-2 and SR (Pima County); Vacant undeveloped land

Zoning Translations with Descriptions

| County Zone | Zone Description | City Translation | Zone Description |
|-----------------------|---|-----------------------|--|
| SR | Low density, large lot, single family residential and suburban ranch uses | SR | Low density, large lot, single-family, residential and suburban ranch uses |
| CB-1 | Indoor Retail, Residential | C-1 | Low Intensity Commercial. |
| CB-2 | Indoor/outdoor retail & Residential | C-2 | General Commercial and Residential |
| CI-1 | Mfg., Retail, Warehousing | I-1 | Low-impact Industrial, Commercial & Warehousing |
| SP | South Kolb Road Specific Plan | PAD-26 | Planned Area Development |
| 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 | Approach Departure Corridor-2 | Airport Environs Zone | ADC-2 |
| Major Streets and Routes | *Kolb Road: Medium Volume Arterial, 150' ROW *Valencia Road: High volume Arterial, 200' ROW | Major Streets and Routes | *Kolb Road: Arterial Gateway, 150' ROW *Valencia Rd: Arterial Gateway, 200' ROW |

Planning Considerations

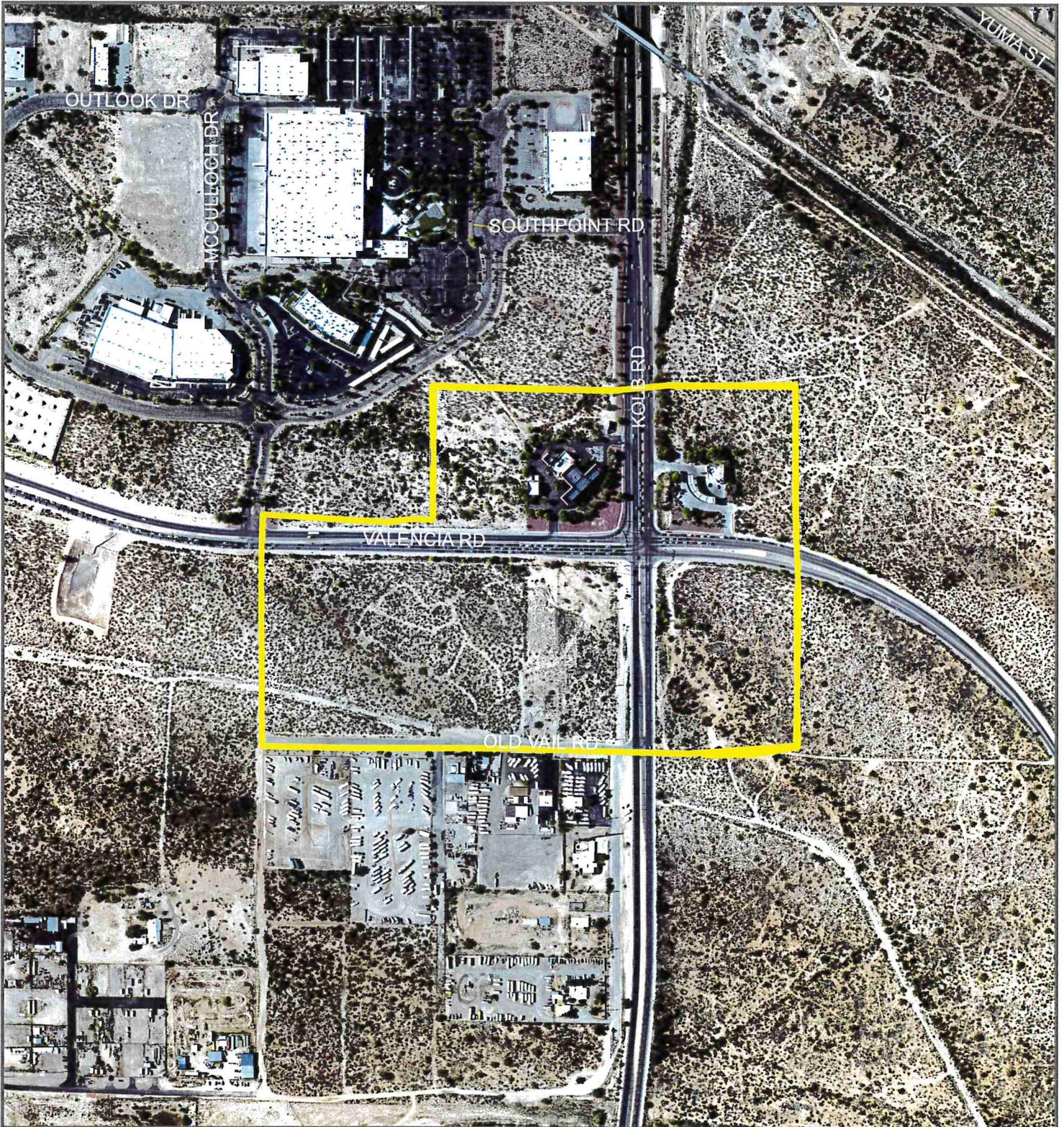
The proposed annexation district is located at the intersection of Kolb Road and Valencia Road, both designated as arterial Gateway Routes within the City of Tucson per the Major Streets and Routes Plan, as indicated in the translation table above. The annexation district consists of two commercially developed parcels and eight vacant undeveloped parcel. The request is the establishment of original city zoning from Pima County SR, CB-1, CB-2, CI-1 and SP to City SR, C-1, C-2, I-1, and PAD-26.

The annexation site is within the boundaries of the *Plan Tucson* and the *Rincon/Southeast Subregional Plan*. The request to establish original City zoning from Pima County zoning is consistent with the *Plan Tucson* direction, which recognizes that the long-term prosperity and vitality of the city is focused on positive infrastructure expansion, and providing for a rational pattern of land development. *Plan Tucson* identifies the area as potential annexation land and supports the existing industrial zoning pattern and nearby industrial uses. *Plan Tucson* supports future development of the area that will contribute to Tucson’s overall economic vitality and community character. The *Rincon/Southeast Subregional Plan* reflects that 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 growth and job base.

The approximately 12-acre portion of the annexation district located on the east side of Kolb Road lies within Planning Area B of the South Kolb Road Specific Plan, adopted by Pima County in 1988. The South Kolb Road Specific Plan calls for light industrial/warehouse uses within Planning Area B and translation to City Planned Area Development (Century Park Marketplace, PAD-26) is appropriate for this area.

Conclusion – The establishment of original City zoning within the annexation district by translating from County SR, CB-1, CB-2, CI-1 and SP to City SR, C-1, C-2, I-1, and PAD-26 zoning, is supported by the policies in *Plan Tucson* and the *Rincon/Southeast Subregional Plan*. The request will also classify Kolb Road and Valencia Road as arterial Gateway Routes on the City’s *Major Streets and Routes Plan* and extend those portions of the *Airport Environ Zone* lying within the annexation district. Approval of the proposed translation to establish Original City Zoning (OCZ) is appropriate.

C15-18-07
Kolb and Valencia Annexation District



 Area of Original City Zoning

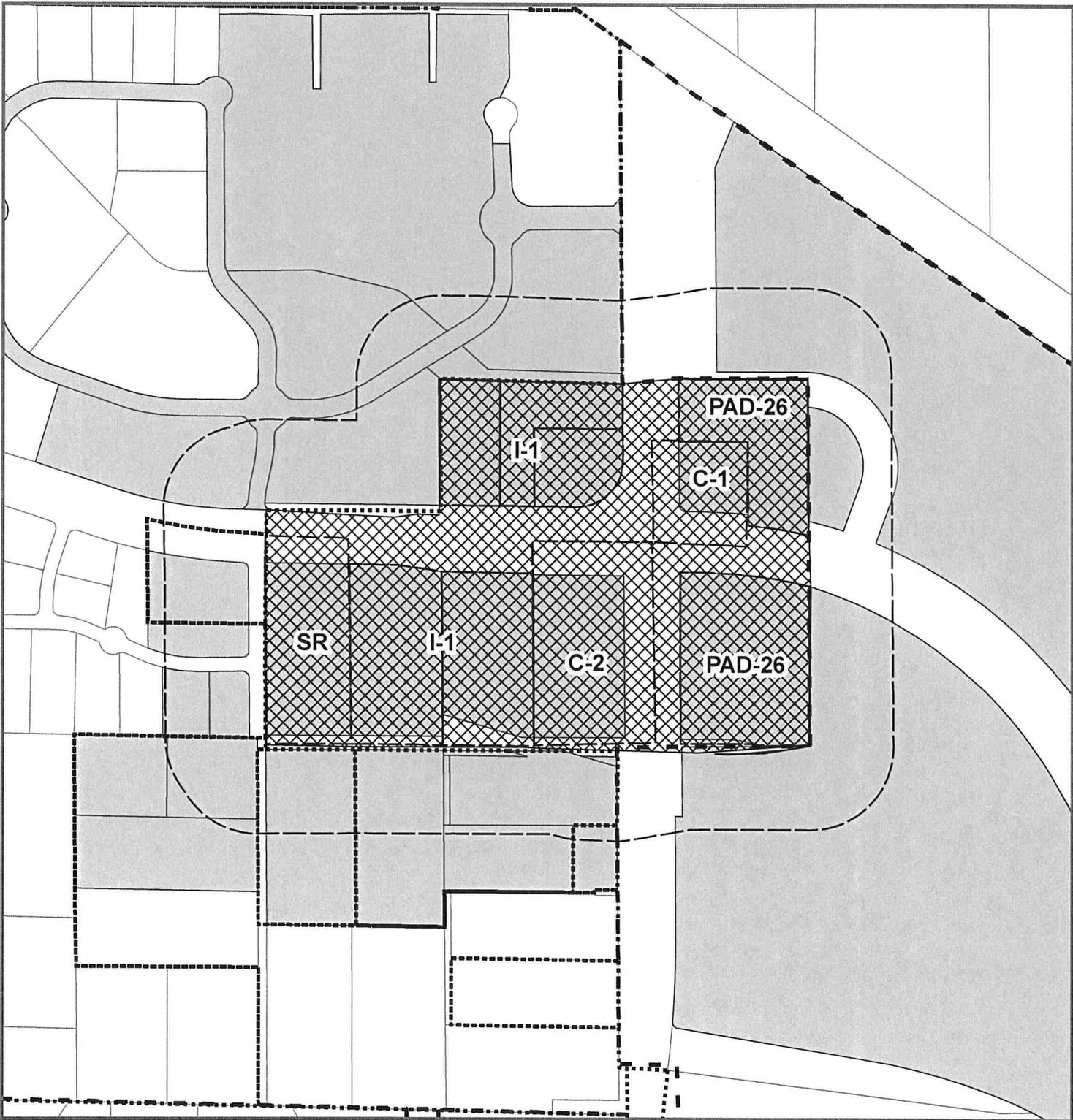
Address:
Intersection of E Valencia Rd & S Kolb Rd
Base Maps: T.15S R.15E Sec.7
Ward: 4

0 250 500 Feet
1 inch = 500 feet



C15-18-07 Original City Zoning - Kolb & Valencia Annexation District

From County SR, CB-1, CB-2, CI-1 & SP to City SR, C-1, C-2, I-1 & PAD-26



Area of Original City Zoning



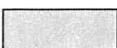
Notification Area (300 ft. Radius)



City of Tucson Zoning

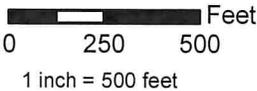


Pima County Zoning



Properties Notified

Address:
Intersection of E Valencia Rd & S Kolb Rd
Base Maps: T.15S R.15E Sec.7
Ward: 4



Place
Stamp
Here

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

C15-18-07

Expose this flap - Affix stamp and return



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

C15-18-07
IMPORTANT LAND USE CHANGE NOTICE ENCLOSED