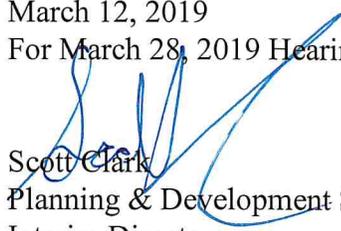




MEMORANDUM

DATE: March 12, 2019
For March 28, 2019 Hearing

TO: John Iurino
Zoning Examiner

FROM: 
Scott Clark
Planning & Development Services
Interim Director

SUBJECT: REZONING: PLANNING & DEVELOPMENT SERVICES REPORT
ESTABLISHMENT OF ORIGINAL CITY ZONING
C15-19-01 South Kolb Annexation District,
County SP to City PAD-26 (Ward 4)

Issue – This is a request by the City of Tucson to establish Original City Zoning on approximately 94.76 acres of land, consisting of five 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 the east side of Kolb Road, south and west of Valencia Road, and approximately 1-3/4 miles north of Interstate 10 (see Case Location Map). The property is undeveloped other than a natural gas utilities distribution use located near the southwest corner of the annexation district.

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 Pima 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 PAD-26 zoning as the Original City Zoning, extension of the *Airport Environs Zone (AEZ)* overlay for Davis-Monthan Air Force Base, and designation of Kolb Road as an Arterial Gateway Route on the City of Tucson *Major Streets and Routes Plan*.

Background Information

Existing Land Use: Vacant undeveloped land and utility distribution facility.

Surrounding Zones and Land Uses:

- North: Zoned PAD-26 (City); Vacant undeveloped land
- South: Zoned SP (South Kolb Specific Plan-Pima County); Vacant undeveloped land
- East: Zoned CI-1 (Pima County); Warehouse/industrial storage, Vacant undeveloped land
- West: Zoned I-1 (City); Vacant undeveloped land, Warehouse/industrial storage

Zoning Translations with Descriptions

County Zone	Zone Description	City Translation	Zone Description
SP	South Kolb Road Specific Plan	PAD-26	Planned Area Development
Airport Environs Zone	Noise Overlay Zone (70 plus Ldn)	Airport Environs Zone	AE Noise (NCD B)
Airport Environs Zone	Airport Height Overlay Zone	Airport Environs Zone	Airport Hazard District
Airport Environs Zone	Approach Departure Corridor-3	Airport Environs Zone	ADC-3
Major Streets and Routes	Kolb Road: Medium Volume Arterial, 150’ ROW	Major Streets and Routes	Kolb Road: Arterial Gateway, 150’ ROW

Planning Considerations

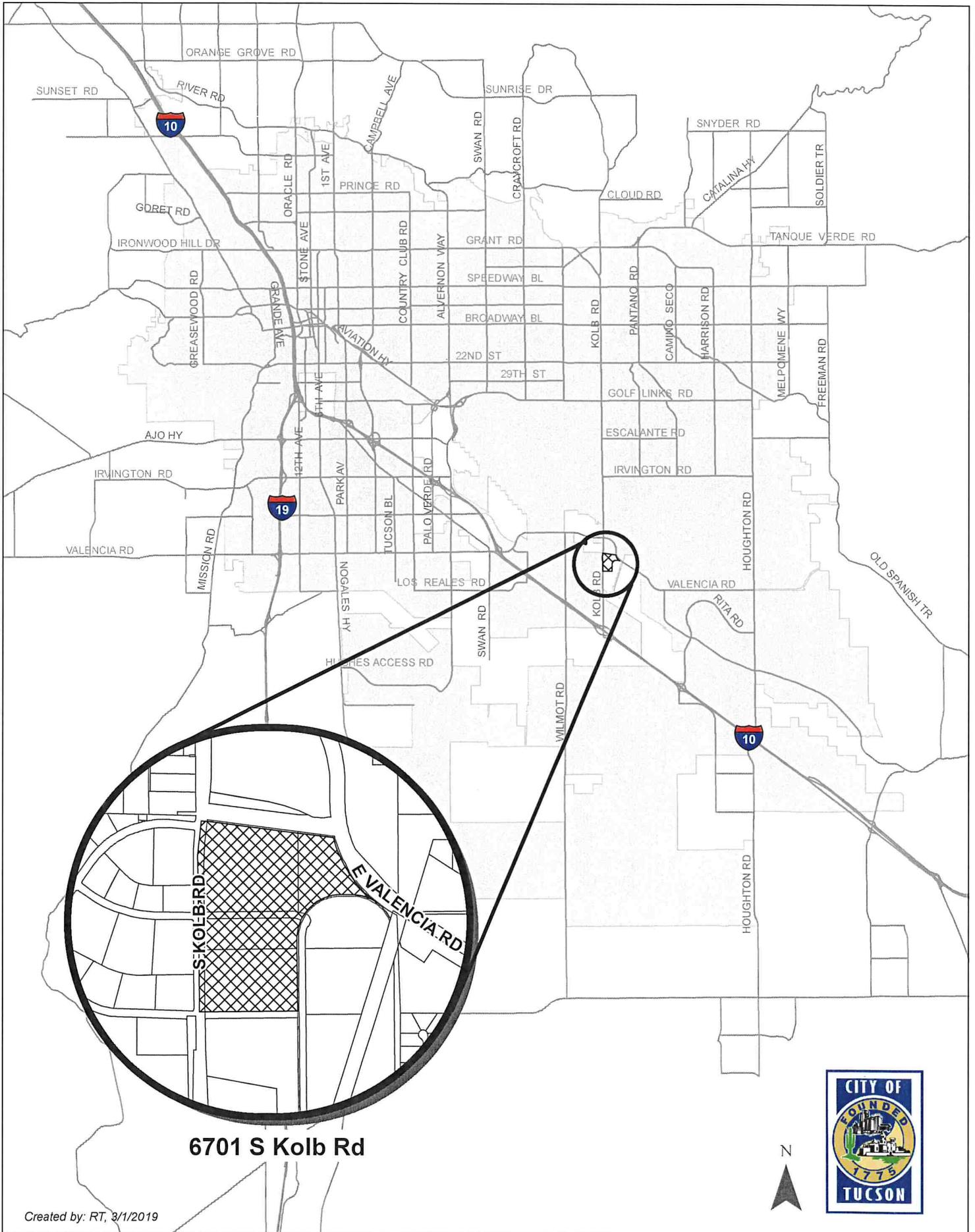
The proposed annexation district is located on the east side of Kolb Road approximately ½ mile south of the intersection of Kolb Road and Valencia Road, and 1-3/4 miles north of Interstate 10. Kolb Road is designated as an arterial Gateway Route on the City of Tucson *Major Streets and Routes Plan*, per the translation table above. The annexation district consists of five parcels, four of which are undeveloped. The southernmost parcel is partially developed with a utilities distribution facility for natural gas. The request is the establishment of original city zoning from Pima County SP (South Kolb Road Specific Plan) to City of Tucson PAD-26 (Century Park Marketplace Planned Area Development).

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 South Kolb Road Specific Plan calls for light industrial/warehouse uses within the annexation district, and translation to City Planned Area Development (Century Park Marketplace, PAD-26) is appropriate for this area.

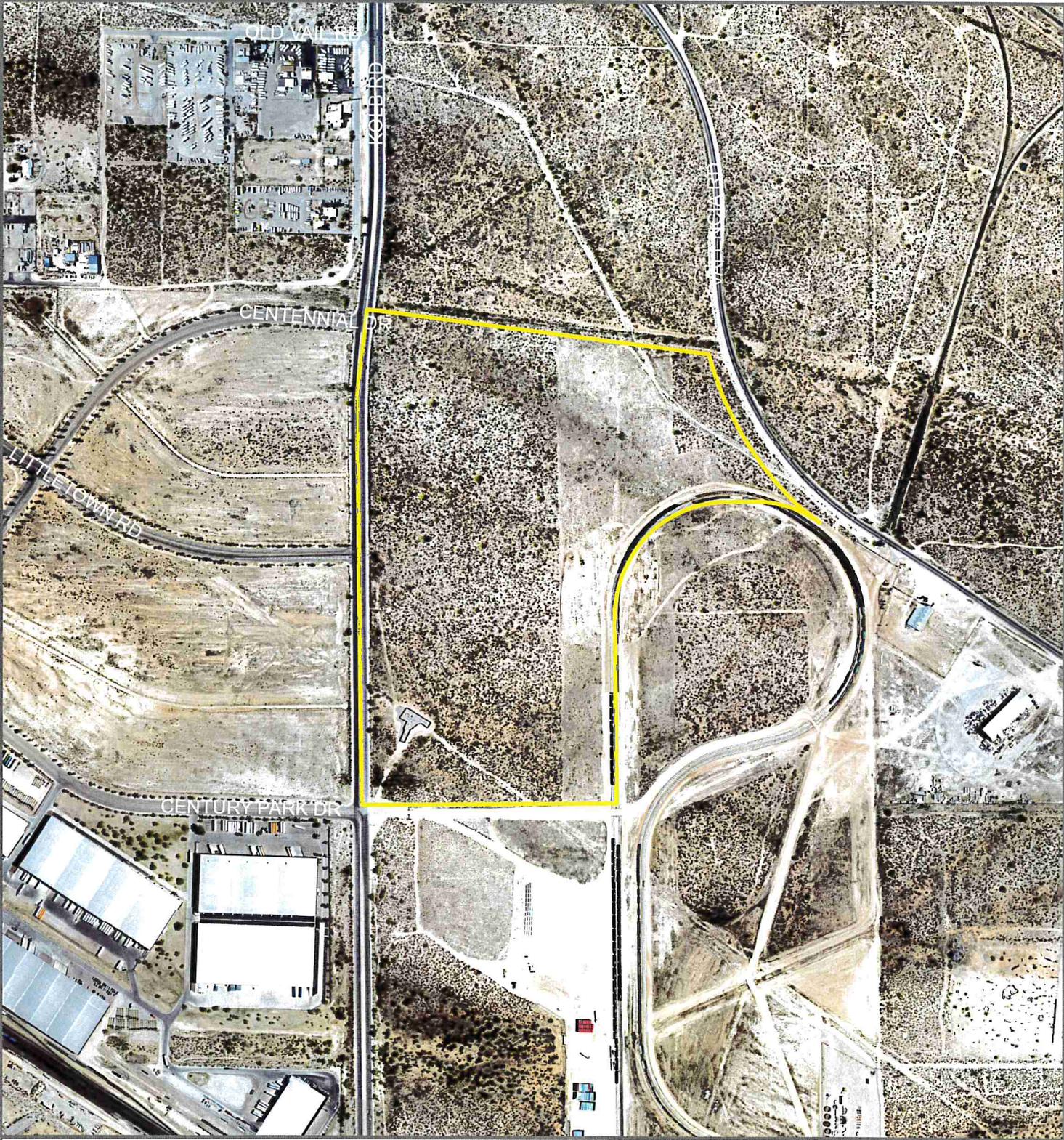
Conclusion – The establishment of original City zoning within the annexation district by translating from County SP to City PAD-26 zoning, is supported by the policies in *Plan Tucson* and the *Rincon/Southeast Subregional Plan*. The request will also classify Kolb Road as an arterial Gateway Route on the City of Tucson'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.

C15-19-01 - Original City Zoning South Kolb Annexation District



6701 S Kolb Rd

C15-19-01 - Original City Zoning
South Kolb Annexation District



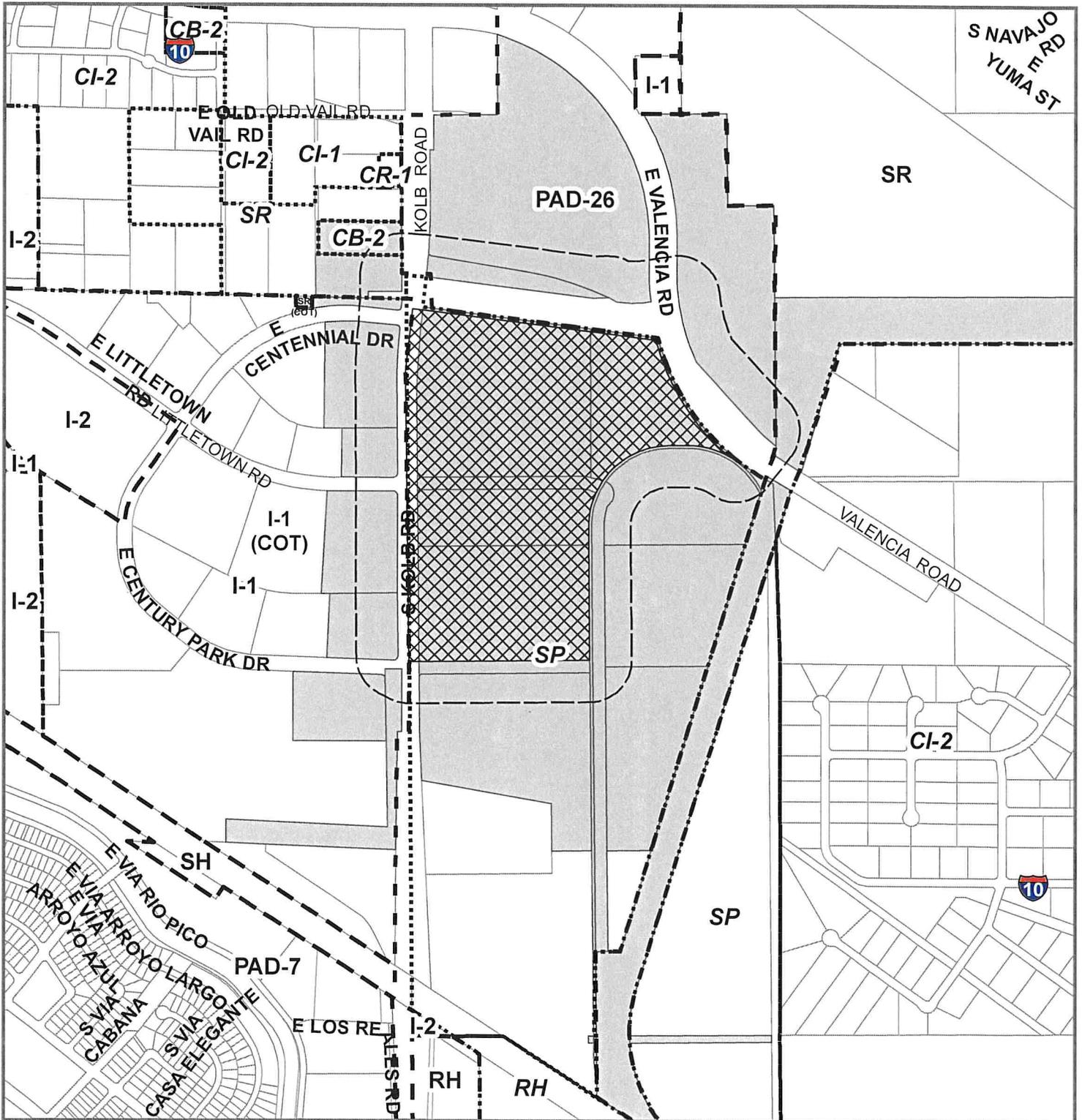
 Area of Original City Zoning: SP to PAD

Address: 6701 S Kolb Rd
Base Maps: Sec. 15 T.15E R.17

0 350 700 Feet
1 inch = 707.623288 feet

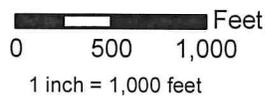


C15-19-01 - Original City Zoning South Kolb Annexation District



- Area of Original City Zoning: SP to PAD
- Notification Area (300 ft. Radius)
- City of Tucson Zoning
- Pima County Zoning
- Properties Notified

Address: 6701 S Kolb Rd
Base Maps: Sec.15 T.15E R.17



Place
Stamp
Here

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

C15-19-01

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

C15-19-01
IMPORTANT LAND USE CHANGE NOTICE ENCLOSED