



MEMORANDUM

DATE: August 21, 2019
For September 5, 2019 Hearing

TO: John Iurino
Zoning Examiner

FROM: 
Scott Clark
Planning & Development Services
Director

SUBJECT: REZONING – ORIGINAL CITY ZONING
PLANNING & DEVELOPMENT SERVICES REPORT
C15-19-02 – Raytheon West Annexation District
Pima County CI-2 to City of Tucson I-2 (Ward 5)

Issue – This is an application by the City of Tucson to establish Original City Zoning on a recently annexed parcel. The parcel is comprised of approximately 22.5 acres located east of Nogales Highway and immediately on the east side of the Union Pacific Railroad tracks, and south of a line located 50 feet north of the construction centerline for Aero Park Boulevard (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 an annexed parcel.

Planning & Development Services Recommendation – The Planning & Development Services Department recommends approval of the I-2 zone to be established as the Original City Zoning.

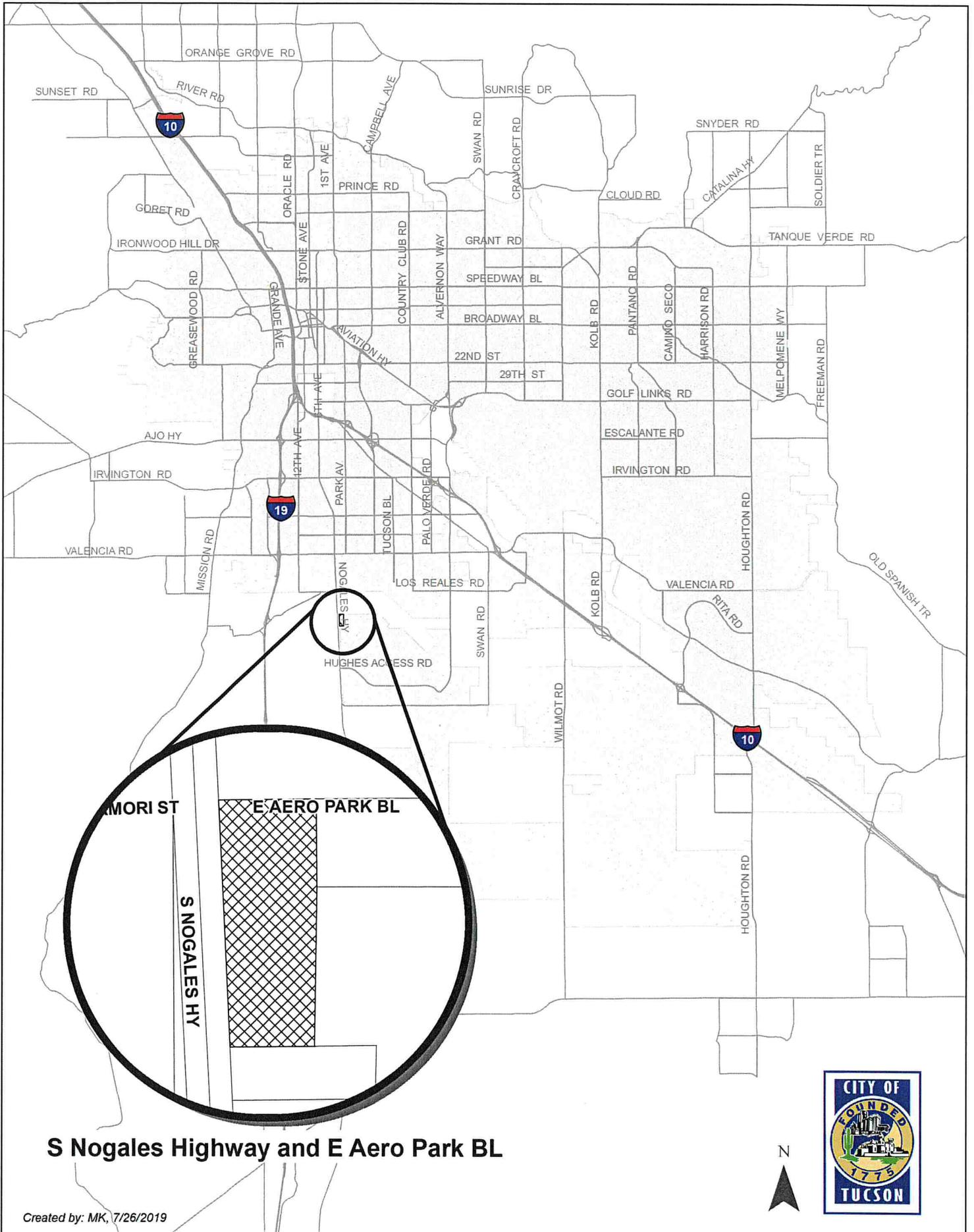
Zoning Descriptions

County Zone	Zone Description	City Translation	Zone Description
CI-2	General Industrial	I-2	Heavy Industrial
Airport Environs Zone	Airport Height Overlay Zone	Airport Environs Zone	Airport Hazard District

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.

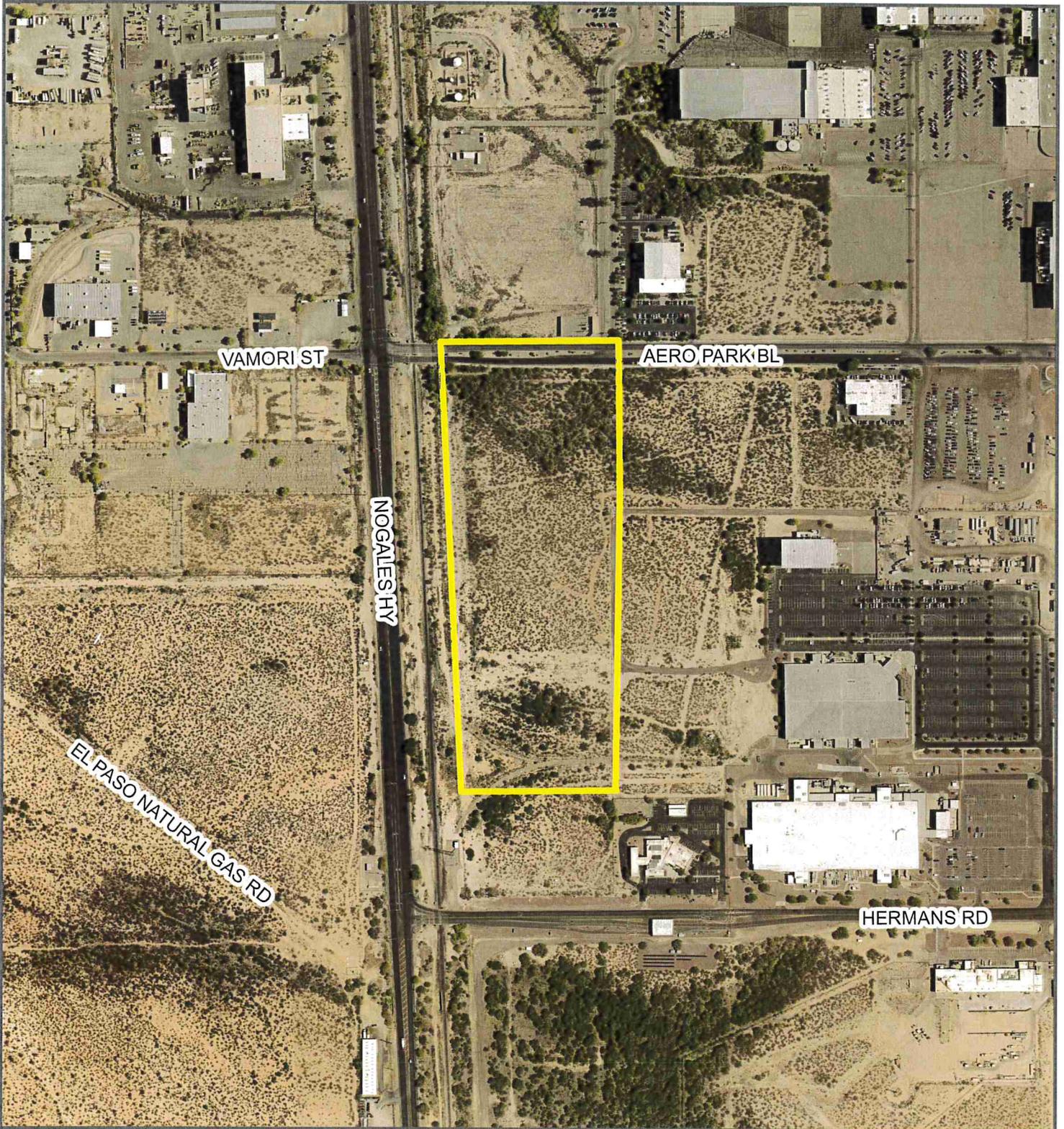
Conclusion – Consistent with State Statue and the Unified Development Code, the City Zone translation provided in the above zoning description table are the most comparable to the Pima County zones, and do not permit uses greater than those permitted by the county. Translation to the City I-2 zone and the Airport Environs overlay zone, as recommended, is appropriate.

C15-19-02 - Original City Zoning Raytheon West Annexation District



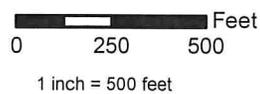
S Nogales Highway and E Aero Park BL

C15-19-02 - Original City Zoning
Raytheon West Annexation District

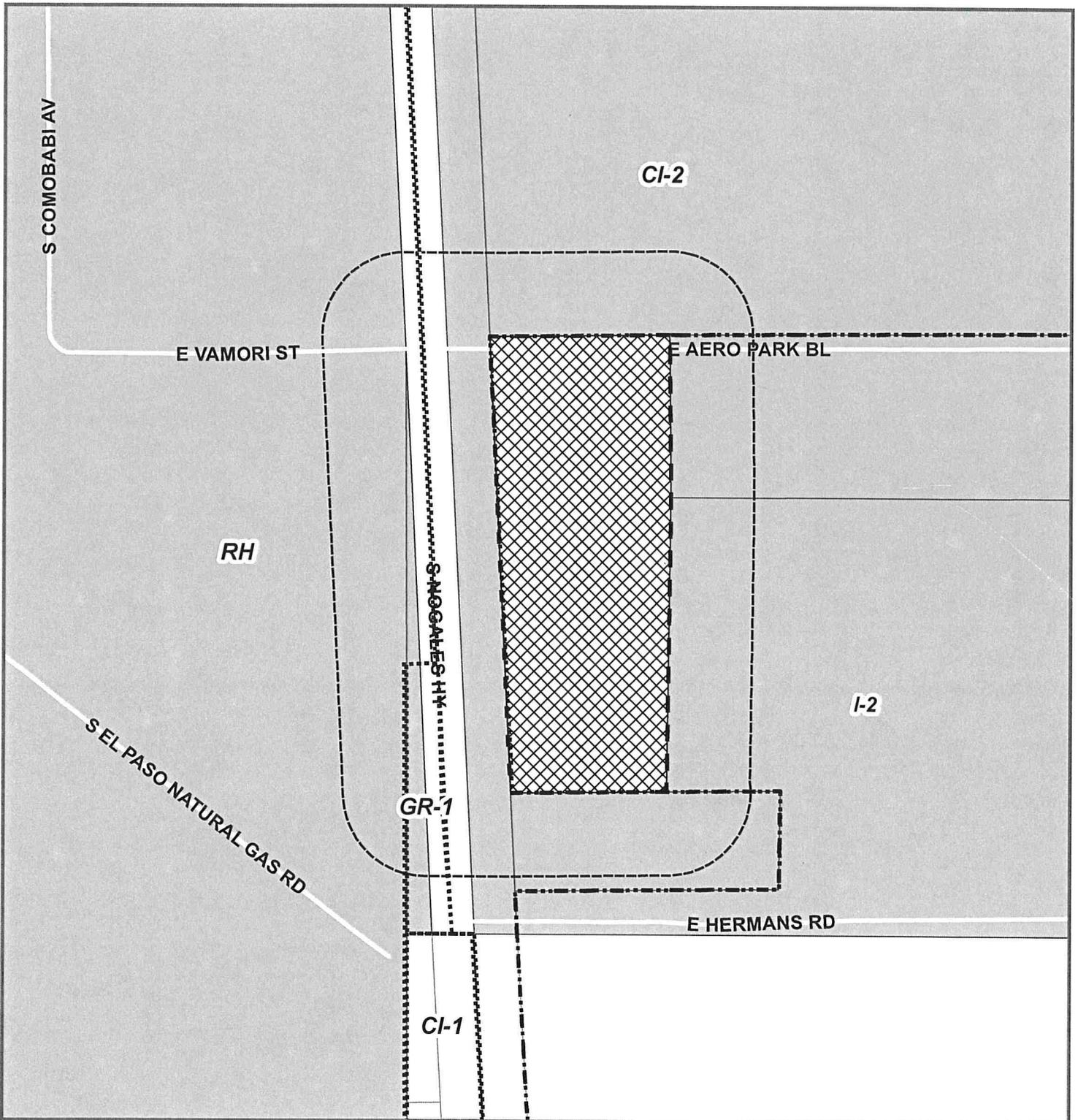


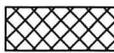
 Area of Original City Zoning: CI-2 to I-2

Address: Nogales Highway and E Aero Park BL
Base Maps: Sec.19 T.15S R.14E



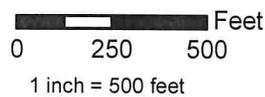
C15-19-02 - Original City Zoning Raytheon West Annexation District



-  Area of Original City Zoning: CI-2 to I-2
-  City of Tucson Zoning
-  Pima County Zoning
-  Notification Area (300 foot radius)
-  Properties Notified

Address: Nogales Highway and E Areo Park BL
Base Maps: Sec.19 T.15S R.14E

Created by: MK, 7/26/2019



Place
Stamp
Here

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

C15-19-02 PMc

Expose this flap - Affix stamp and return



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

C15-19-02
IMPORTANT LAND USE CHANGE NOTICE ENCLOSED