



Zoning Examiner

REPORT TO MAYOR AND COUNCIL

June 11, 2020

C15-20-01 Catalina Highway Annexation District
Pima County SR and CR-1 to City of Tucson SR and RX-1 (Ward 2)
Public Hearing: May 28, 2020

BACKGROUND

This is an application by the City of Tucson to establish Original City Zoning on recently annexed parcels. The parcels are located on the west side of Catalina Highway, approximately 1400 feet north of Tanque Verde Road 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 provides: “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 provides: “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.



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PUBLIC HEARING SUMMARY

May 28, 2020 Zoning Examiner Hearing

The Applicant spoke in favor of the original City zoning at the May 28, 2020 Zoning Examiner hearing. No other person spoke.

As of the date of the May 28, 2020 Zoning Examiner hearing there were four (4) written approvals and seven (7) written protests.

FINDINGS OF FACT

Background Information

Existing Land Use: Single-family Residences (2)

Surrounding Zones and Land Uses:

North: Zoned Pima Co. SR; Single-family Residential

South: Zoned R-3 Residential; Multi-family Residential

East: Zoned Pima Co. SR; Single-family Residential

West: Zoned Pima Co. SR; Single-family Residential

ZONING TRANSLATION WITH DESCRIPTIONS

County Zone	Zone Description	City Translation	Zone Description
SR	Suburban Ranch	SR	Suburban Ranch
CR-1	Single Residence	RX-1	Residence Zone
Major Streets and Routes	Catalina Highway: Major Local Road, 150' ROW	Major Streets and Routes	Catalina Highway: Arterial, Extend Scenic Corridor Zone Overlay, 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.



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CONCLUSION

The establishment of original City zoning within the annexation district translating from County SP zoning to City SR and RX-1 zoning is appropriate.

RECOMMENDATION

The Zoning Examiner recommends approval of the original City SR and RX-1 zoning.

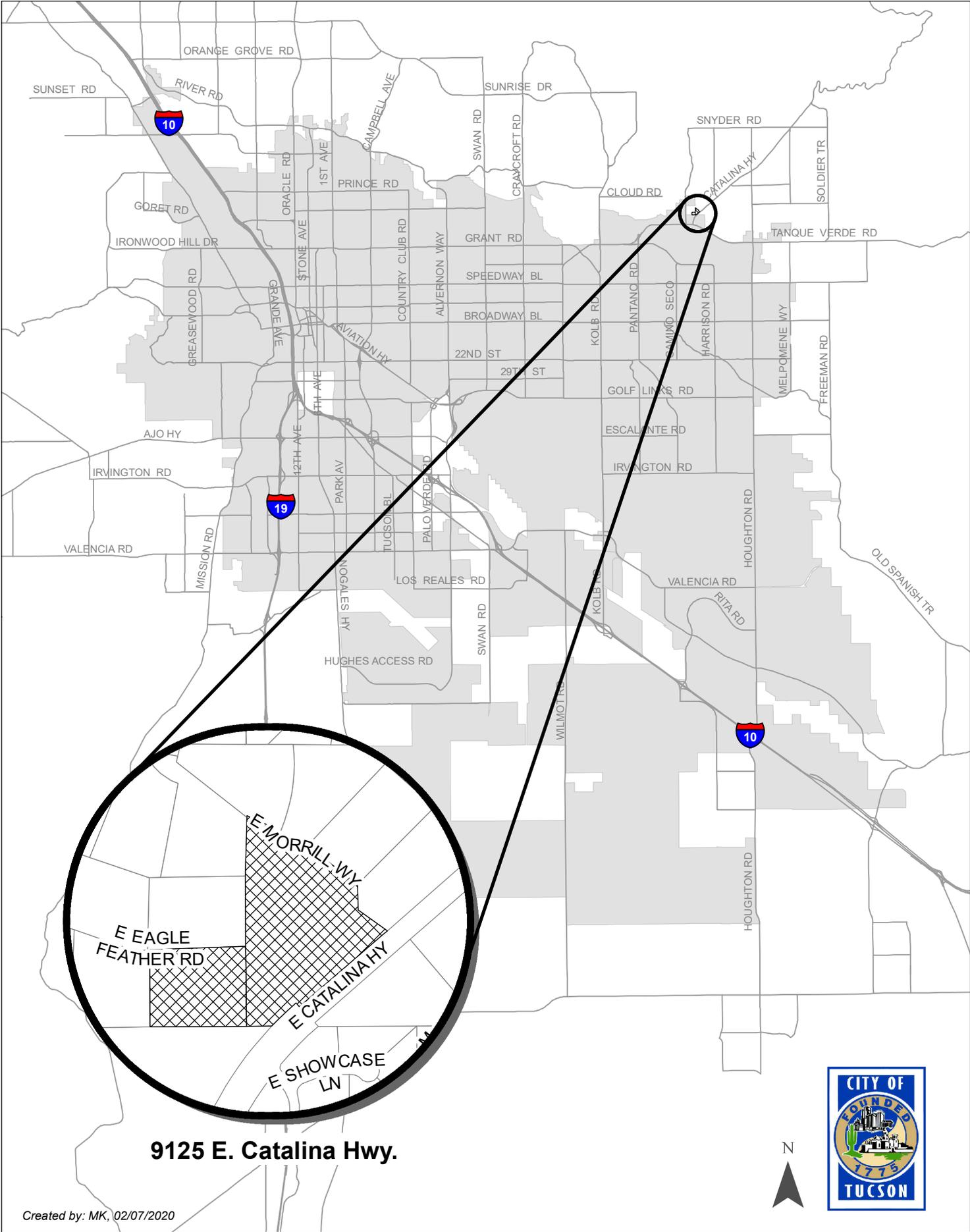
Sincerely,

John Iurino
Zoning Examiner

ATTACHMENTS:
Case Location Map
Rezoning Case Map
Public Hearing Minutes

cc: Mayor and Council

C15-20-01 - Original City Zoning Catalina Highway Annexation District



9125 E. Catalina Hwy.

C15-20-01 - Original City Zoning Catalina Highway Annexation District



 Area of OCZ: CR-1 & SR to RX-1 & SR

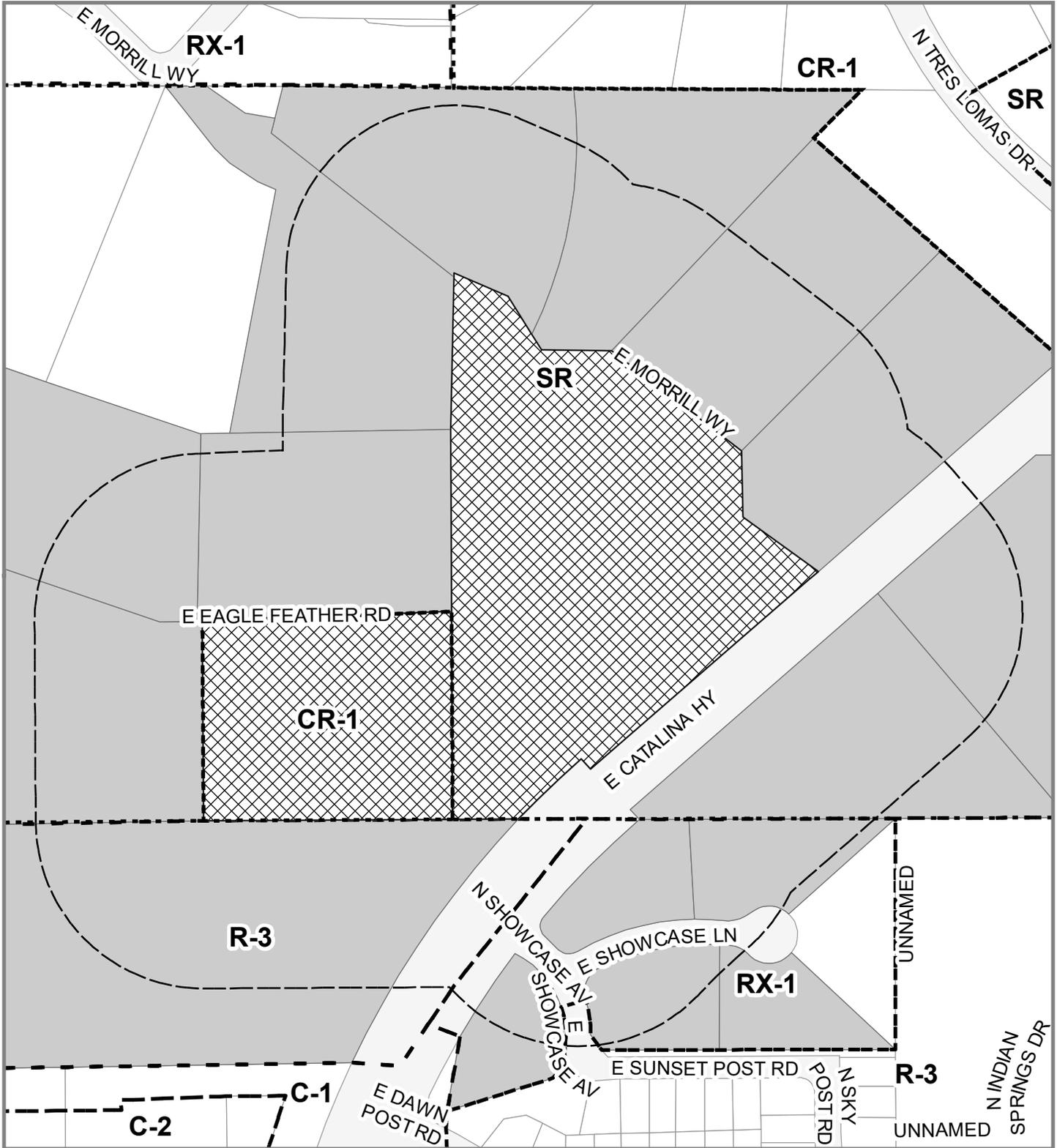
Address: 9125 E. Catalina Hwy.
Base Maps: Twp.13S Range 15E Sec. 34
Ward: 2



0 100 200 Feet
1 inch = 200 feet

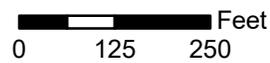


C15-20-01 - Original City Zoning Catalina Highway Annexation District



- Area of OCZ: CR-1 & SR to RX-1 & SR
- Notification Area (300 ft. Radius)
- City of Tucson Zoning
- Pima County Zoning
- Properties Notified

Address: 9125 E. Catalina Hwy.
Base Maps: Twp. 13S Range 15E Sec. 34
Ward: 2



1 inch = 250 feet



ZONING MEMBERS PRESENT:

John Iurino, Zoning Examiner
Peter McLaughlin, Planning & Development Services
Recording Electronically Created by GoToMeeting

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1 ZONING EXAMINER: Case: C15-20-01 Catalina Highway
2 Annexation District, Pima County SR and CR-1 to City of Tucson SR and
3 RX-1. Now, before I ask Mr. McLaughlin to present the Staff report,
4 just so the folks in the audience understand, this is - there are two
5 cases on tonight for hearing. The first is to establish the original
6 City zoning. That's the case we're discussing now.

7 The second case, which I'll call at the conclusion of this
8 case, is the case in which the Applicant is requesting a rezoning of
9 that same parcel to R-2 zoning. So, with that in mind, Mr.
10 McLaughlin, please present the first case on original City zoning,
11 Catalina Highway.

12 MR. McLAUGHLIN: Yes. This is an application by the City
13 of Tucson to establish original City zoning on recently-annexed
14 parcels located on the west side of Catalina Highway approximately
15 1400 feet north of Tanque Verde Road. Original City zoning is
16 required by Arizona Revised Statute and the Unified Development Code.

17 The Planning & Development Services recommends approval of
18 SR and RX-1 zones as the original City zoning for these parcels, and
19 the extension of Major Streets and Routes designation as an arterial
20 roadway and scenic corridor zone.

21 This translation is consistent with State statute and the
22 Unified Development Code and the, the translation provided are the

1 most comparable to the Pima County zones and do not permit densities
2 or uses greater, or more intense than those permitted by the County
3 zoning previously.

4 The application of scenic corridors on the Catalina Highway
5 extends the zone from pre-annexation terminus and translation to the
6 City zones and overlays is recommended and is appropriate. That
7 concludes the Staff report on this original City zoning case.

8 (Inaudible)

9 ZONING EXAMINER: (Inaudible)

10 MR. McLAUGHLIN: I'm not sure. I haven't seen the protest
11 calculation on this, but if John can't (inaudible), I can research
12 that and let you know. I don't know if we had any protests or
13 approvals on this original City zoning.

14 ZONING EXAMINER: I, I've received and, and have reviewed
15 them and know the number, so -

16 MR. McLAUGHLIN: Okay.

17 ZONING EXAMINER: - thank you for that. Mr. Czechowski, as
18 the Applicant's representative, do - did you wish to be heard?

19 MR. CZECHOWSKI: Thank you, no, Mr. Iurino. We're good.

20 ZONING EXAMINER: Okay. Would anyone in the audience like
21 to be heard on the establishment of the original City zoning? Hearing
22 no one, I'm closing the hearing on Case: C15-20-01 Catalina Highway
23 Annexation District, original City zoning.

24 (Case: C15-20-01 was closed.)

I hereby certify that, to the best of my ability, the foregoing is a true and accurate transcription of the original tape-recorded conversation in the case referenced on page 1 above.

Transcription Completed: June 5, 2020

/s/ Kathleen R. Krassow
KATHLEEN R. KRASSOW - Owner
M&M Typing Service