



ZONING EXAMINER

REPORT TO MAYOR AND COUNCIL

December 13, 2018

C15-18-03 Airport Corona Annexation District Original City Zoning (Ward 5)

BACKGROUND

This is an application by the City of Tucson to establish Original City Zoning on recently annexed parcels. The parcels total approximately 1,488 acres and 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), and include large portions of Tucson International Airport. Original City Zoning is required by Arizona Revised Statutes (A.R.S.) Title 9-471.L and the Unified Development Code (UDC) Section 4.6.

A.R.S. Title 9-471.L states: “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 states: “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.

**C15-18-03 Airport Corona Annexation District
Original City Zoning (Ward 5)**

PUBLIC HEARING SUMMARY

Zoning Examiner Hearing November 29, 2018

A Planning and Development Service Department representative explained the requirements of State law regarding the adoption of Original City Zoning following annexation at the November 29, 2018 Public Hearing. A representative of Tucson Airport Authority spoke in favor of the adoption of Original City Zoning. No other person spoke. At the time of the November 29, 2018 Zoning Examiner Hearing, there were zero (0) written approvals and zero (0) written protests.

FINDINGS OF FACT

A.R.S. Title 9-471.L states: “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 states: “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.

**C15-18-03 Airport Corona Annexation District
Original City Zoning (Ward 5)**

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

**C15-18-03 Airport Corona Annexation District
Original City Zoning (Ward 5)**

Planning Considerations – Pursuant to A.R.S. 9-471(L), the City “shall adopt zoning classifications that permit densities and uses no greater than those permitted by the county immediately before annexation.” Plan policies are not applied to Original City Zoning, but any future rezoning request of the annexed land must be in conformance with adopted land use plans.

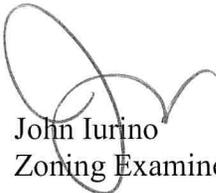
CONCLUSION

The requested rezoning complies with State law and the UDC. The City translation zones stated above are the most comparable to the Pima County zones, and do not permit densities and uses greater than those permitted by County zoning. Translation to the City zones as recommended is appropriate.

RECOMMENDATION

The Zoning Examiner recommends approval of the request to rezone the subject properties to MU, I-1 and I-2.

Sincerely,

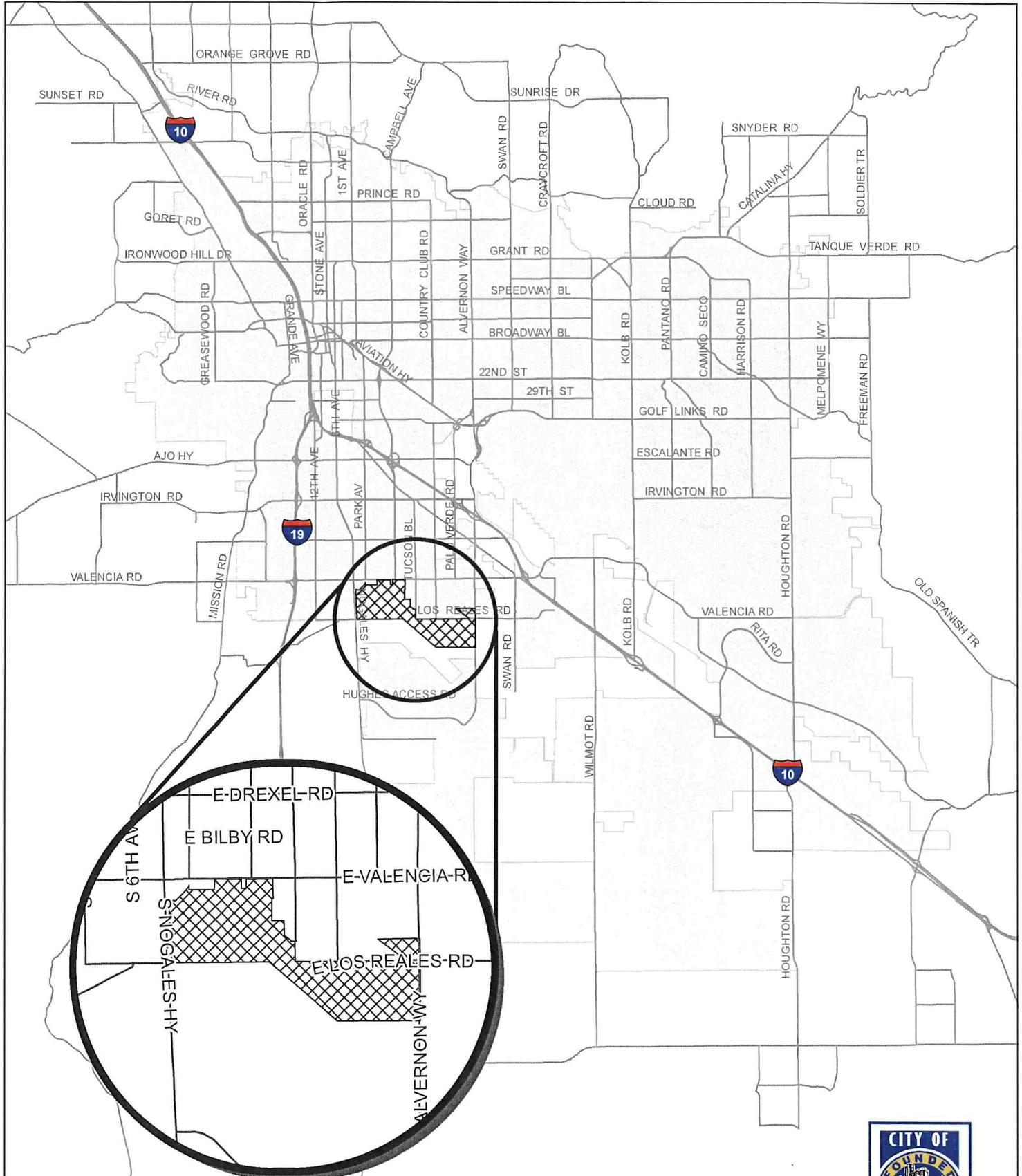


John Iurino
Zoning Examiner

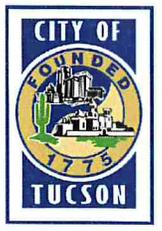
ATTACHMENTS:

Case Location Map
Rezoning Case Map
Public Hearing Minutes

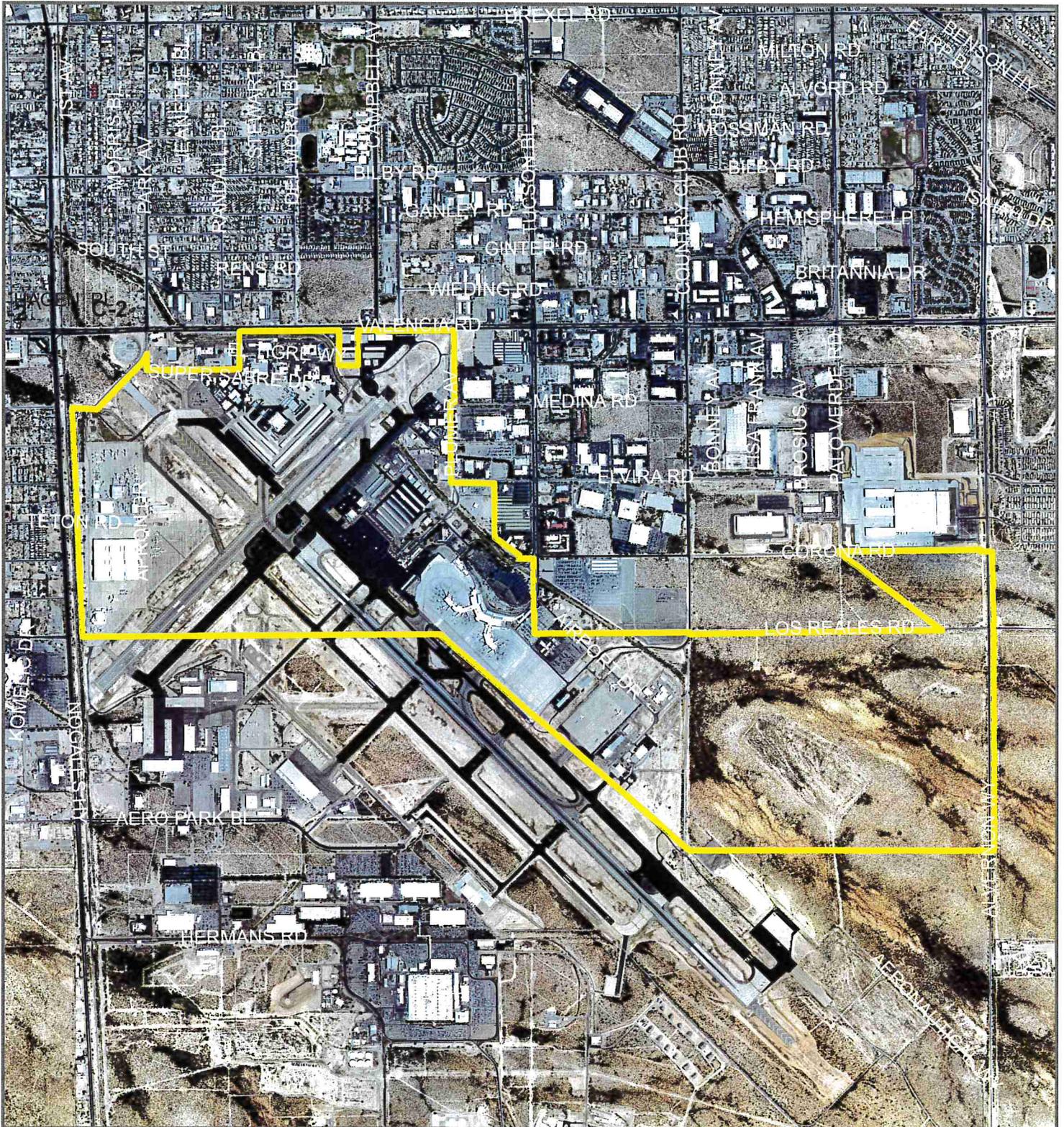
C15-18-03 Airport Corona Annexation District



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



C15-18-03
Airport Corona Annexation District



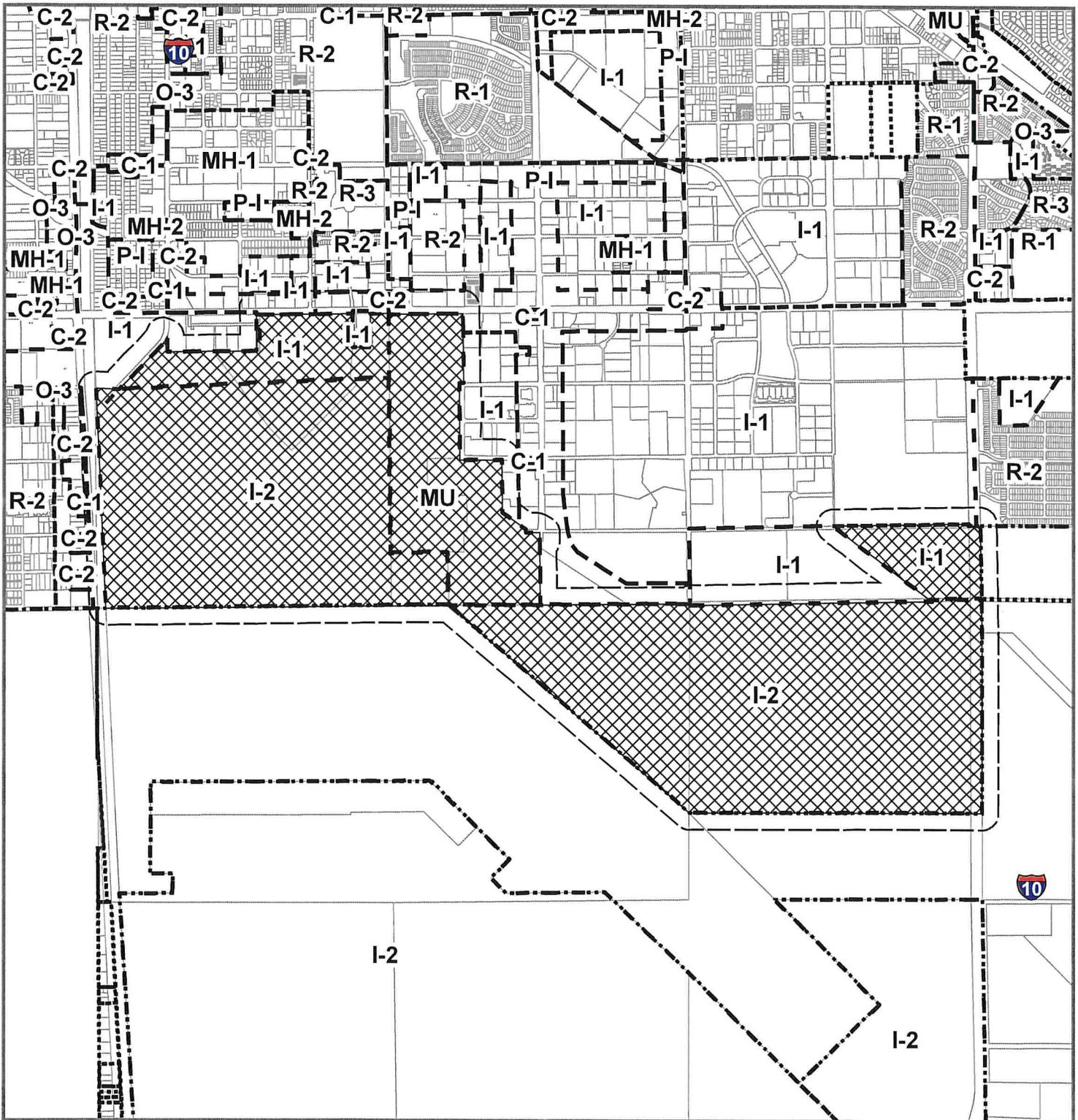
 Area of Original City Zoning

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

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

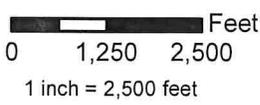


C15-18-03 - Original City Zoning Airport Corona Annexation District



- 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



ZONING MEMBERS PRESENT

John Iurino, Zoning Examiner
John Beall, Planning & Development Services
Cindy Leyba, City Recording Clerk

=====

1 ZONING EXAMINER: The next case is Case: C15-18-03 Airport
2 Corona Annexation District Pima County. Mr. Beall, will you present
3 the case?

4 MR. BEALL: This is an application by the City of Tucson to
5 establish original City zoning on recently annexed parcels. The
6 parcels are located in an area roughly bounded by Valencia Road on the
7 north, Nogales Highway on the west, Alvernon Way on the east and
8 extending approximately 3800 feet south of Los Reales Road, including
9 large portions of Tucson International Airport. Original City zoning
10 is required by Arizona Revised Statutes.

11 The established procedure is to translate the County zoning
12 in place before annexation into the most appropriate City zoning
13 classification. There is no new development associated with this
14 original City zoning.

15 Lawful existing development will be allowed to continue.
16 Property status regarding non-conforming uses and structures will be
17 determined as needed on a case-by-case basis.

18 Consistent with state statute and the Unified Development
19 Code, the City translation zones provided are the most comparable to
20 the Pima County zones and do not permit densities and uses greater
21 than those permitted by the County. Translation to the City zones as
22 recommended is appropriate.

1 As of to date, 11/29/18, there have been zero approvals and
2 zero protests.

3 ZONING EXAMINER: Thank you, Mr. Beall. Mr. Czechowski,
4 did you want to be heard? Okay. Thank you. Would anyone else in the
5 audience like to be heard on this case? Seeing none - sir? Yes,
6 again.

7 MR. ROBIDOLX: Scott Robidolx, Senior Airport Planner with
8 Tucson Airport Authority. We support the original zoning that's being
9 established.

10 ZONING EXAMINER: Okay. Thank you very much. Would anyone
11 else in the audience like to speak? Seeing no one, I will close the
12 public hearing. Thank you.

13 (Case: C15-18-03 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 reference on page 1 above.

Transcription Completed: 12/06/2018



KATHLEEN R. KRASSOW - Owner
M&M Typing Service