



CITY OF
TUCSON
ZONING
EXAMINER'S OFFICE

Preliminary Report

July 7, 2020

Mike Czechowski
Economic Initiatives Office
City of Tucson
255 W. Alameda St.
Tucson, AZ 85701

SUBJECT: C15-20-03 Pima County SH to City of Tucson SH (Ward 1)
Public Hearing: June 30, 2020

Dear Mr. Czechowski:

Pursuant to the City of Tucson Unified Development Code and the Zoning Examiner's Rules and Procedures (Resolution No. 9428), this letter constitutes written notification of the Zoning Examiner's summary of findings for rezoning case C15-20-03, Pima County SH to City of Tucson SH (Ward 1).

At the expiration of 14 days of the conclusion of the public hearing, the Zoning Examiner's Report to the Mayor and Council (including background information, public hearing summary, findings of fact, conclusion, recommendation, and public hearing minutes) shall be filed with the City Manager. A copy of that report can be obtained from the Planning and Development Services Department (791-5550) or the City Clerk.

If you or any party believes that the Zoning Examiner's recommendation is based on errors of procedure or fact, a written request to the Zoning Examiner for review and reconsideration may be made within 14 days of the conclusion of the public hearing.

The public hearing held by the Zoning Examiner shall constitute the public hearing by the Mayor and Council. However, any person may request a new public hearing before the Mayor and Council. A request for a new public hearing must be filed in writing with the City Clerk within 14 days of the close of the Zoning Examiner’s public hearing.

SUMMARY OF FINDINGS

This is an application by the City of Tucson to establish Original City Zoning on recently annexed parcels. The parcels are located in an area roughly bounded by Irvington Place on the north, Mission Road on the east, and Sindle Place on the south (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 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.

Zoning Descriptions

County Zone	Zone Description	City Translation	Zone Description
SH	Suburban Homestead with minimum lot area of 36,000 square feet and max height of 34 feet	SH	Suburban Homestead with minimum lot area of 36,000 square feet and max height of 30 feet
Major Streets and Routes	Mission Road: Scenic Major Route, 120’ ROW	Major Streets and Routes	Mission Road: Scenic Arterial, 120’ ROW

Planning Considerations

Plan policies are not applied to Original City Zoning. Any future rezoning of the annexed land must be in conformance with adopted land use plans.

June 30, 2020 Zoning Examiner Hearing

The Applicant spoke in support of the requested zoning. No other person spoke.

As of the date of the June 30, 2020 Zoning Examiner hearing there were no (0) written approvals and no (0) written protests.

Conclusion

Consistent with State statute and the Unified Development Code, the City SH zone is the most comparable to the Pima County zoning, and does not permit densities and uses greater than those permitted by Pima County. Translation to the City SH zoning is appropriate.

Recommendation

The Zoning Examiner recommends approval of the original City SH zoning.

Sincerely,



John Iurino
Zoning Examiner

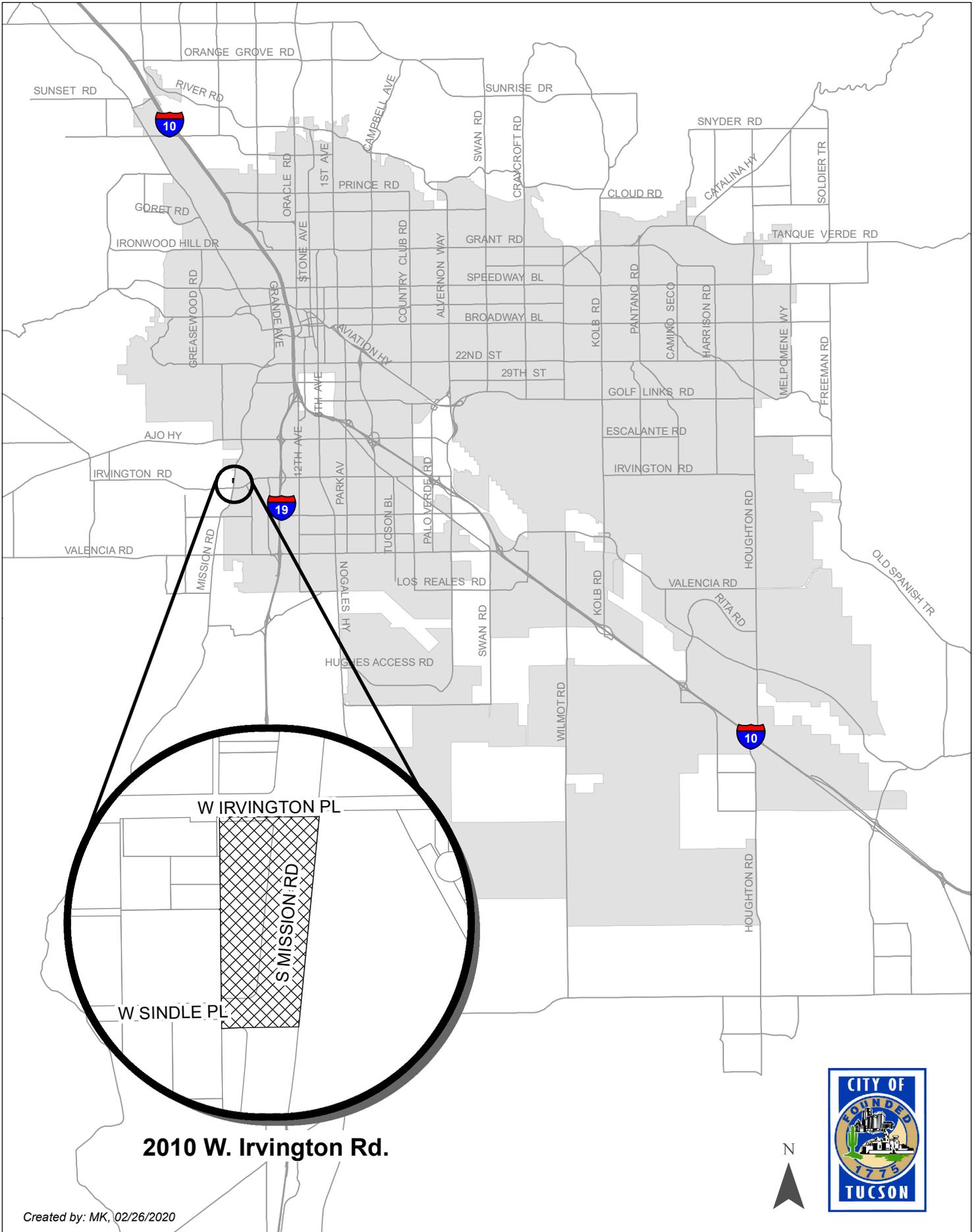
ATTACHMENTS:

- Case Location Map
- Zoning Case Map

cc: Mayor and Council

C15-20-03 - Original City Zoning

Mission Road - Single Place Annexation District



2010 W. Irvington Rd.



C15-20-03 - Original City Zoning
Mission Road - Single Place Annexation District



 Area of Original City Zoning: SH to SH

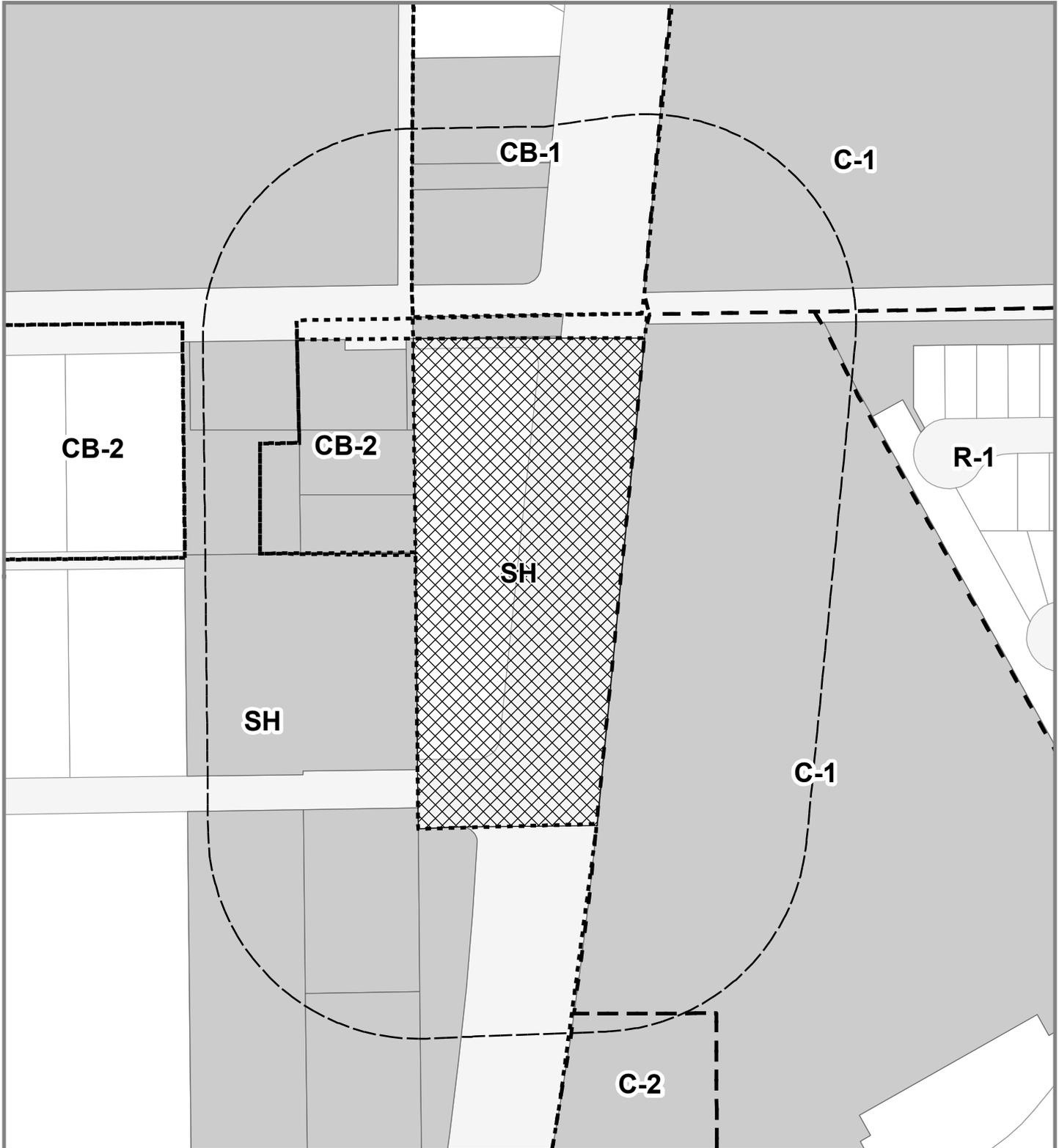
Address: 2010 W. Irvington Rd.
Base Maps: Twp.15S Range 13E Sec. 3
Ward: 1



0 100 200 Feet
1 inch = 200 feet

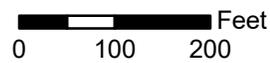


C15-20-03 - Original City Zoning
Mission Road - Single Place Annexation District



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

Address: 2010 W. Irvington Rd.
Base Maps: Twp.15S Range 13E Sec. 3
Ward: 1



1 inch = 200 feet

