



CITY OF  
TUCSON  
ZONING  
EXAMINER'S OFFICE

## **Preliminary Report**

June 4, 2020

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

**SUBJECT:** 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

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 C15-20-01, Pima County SR and CR-1 to City of Tucson SR and RX-1 (Ward 2).

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 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.

## **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**

<b>County Zone</b>	<b>Zone Description</b>	<b>City Translation</b>	<b>Zone Description</b>
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.

**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.

**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,



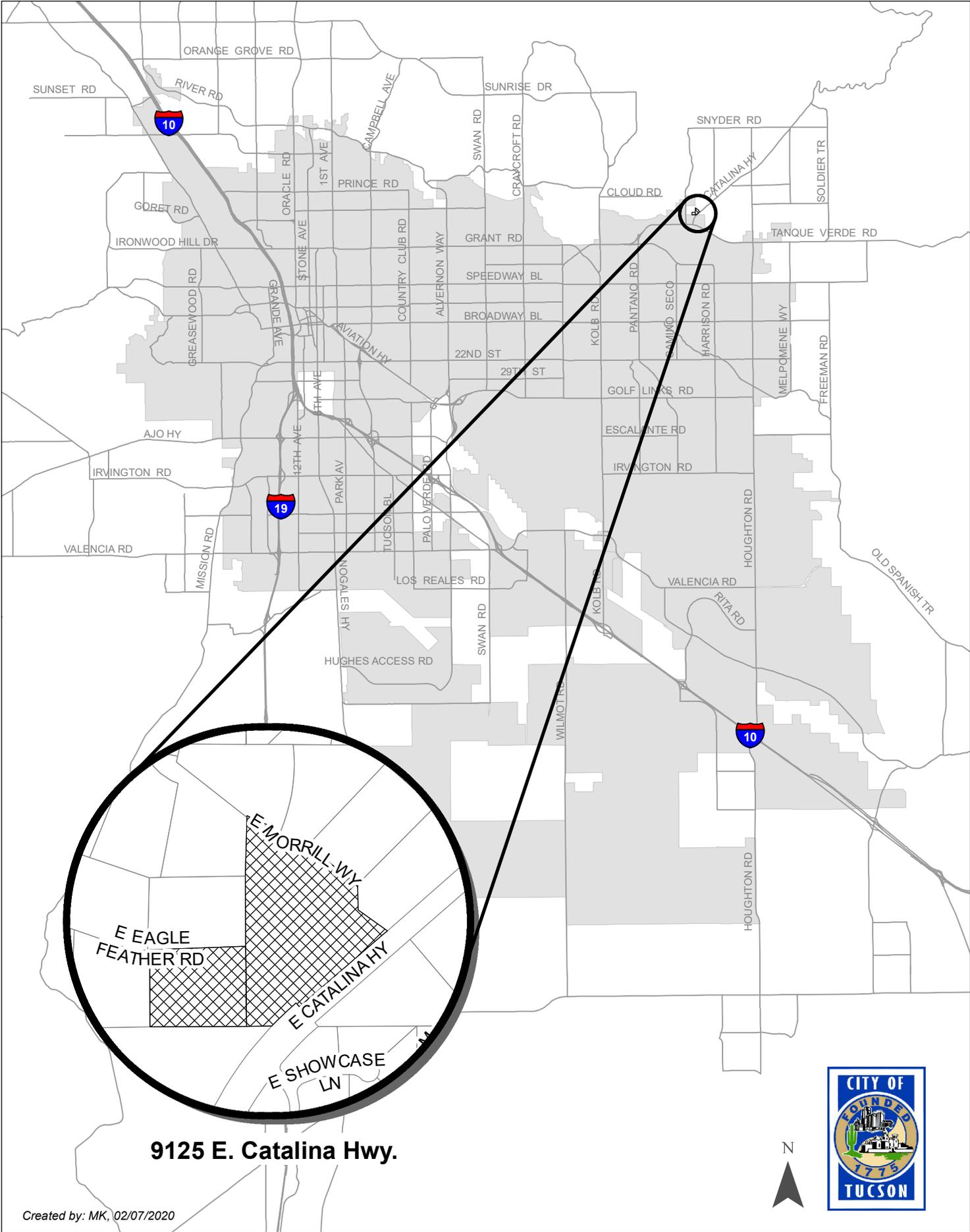
John Iurino  
Zoning Examiner

**ATTACHMENTS:**

- Case Location Map
- Zoning Case Map

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

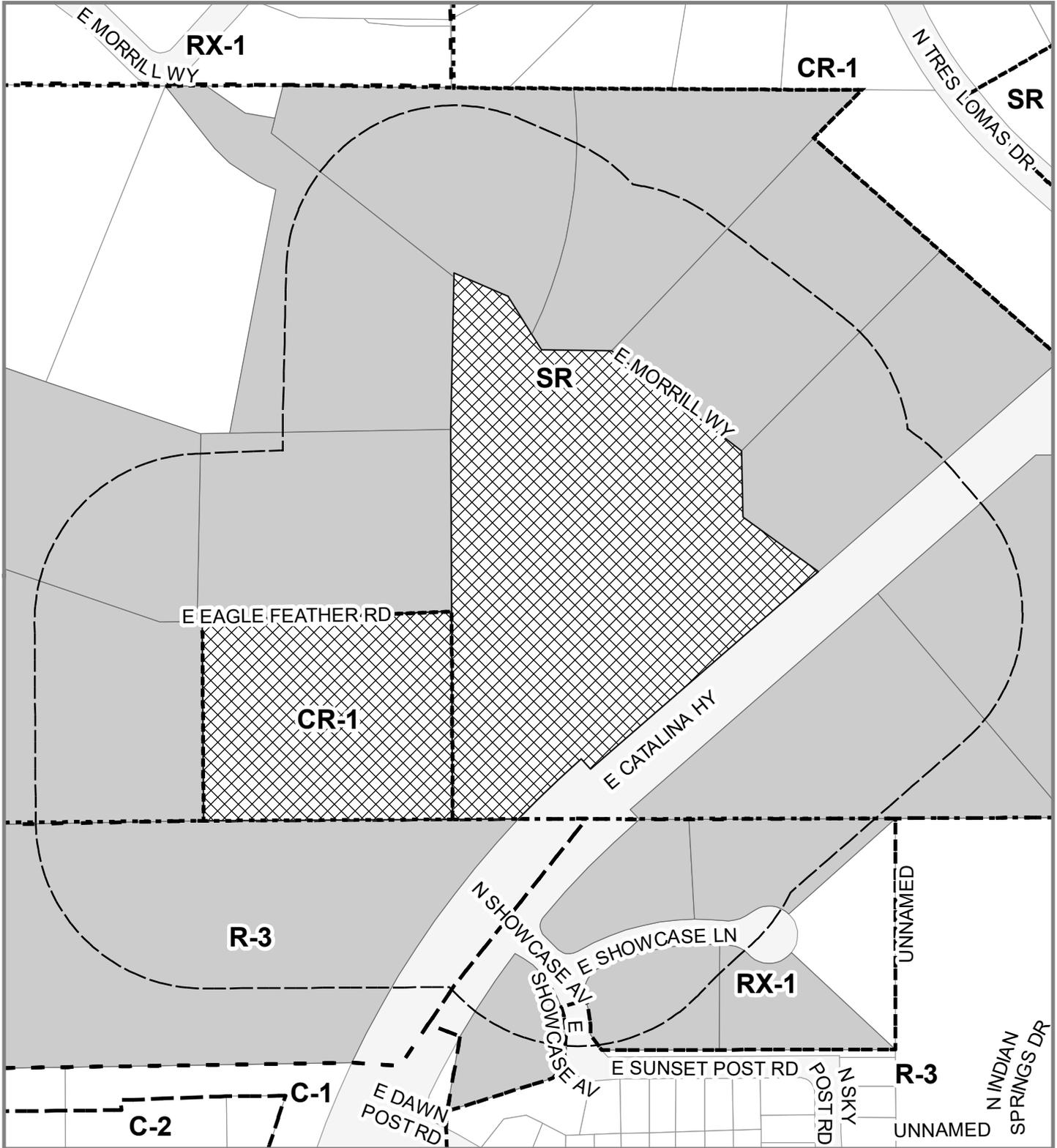
Address: 9125 E. Catalina Hwy.  
Base Maps: Twp.13S Range 15E Sec. 34  
Ward: 2



0 100 200 Feet  
1 inch = 200 feet

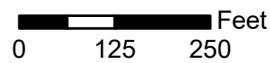


# C15-20-01 - Original City Zoning Catalina Highway Annexation District



- 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

