



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: C15-20-02 Lucky Levin I, II, & III Annexation District, Kolb & Valencia
County SP to City PAD-26 (Ward 4)
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 C15-20-02, Original City Zoning County SP to City PAD-26 (Ward 4).

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 a request by the City of Tucson to establish Original City Zoning on approximately 204.7 acres of land, consisting of twelve parcels, recently annexed by the City of Tucson. The rezoning site is located on the east side of Kolb Road, south of Valencia Road, and north of the Union Pacific Railroad tracks (see Case Location Map). The property is mostly undeveloped, other than a commercial warehousing use located near the southwest corner of the annexation district adjacent to the Union Pacific Railroad tracks.

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.”

Uniform Development Code (“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 Pima 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. 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: Vacant undeveloped land and a warehousing facility.

Surrounding Zones and Land Uses:

North: Zoned PAD-26 (City); Vacant undeveloped land

South: Zoned RH and I-2 (City) and RH (Pima County); Vacant undeveloped land

West: Zoned PAD-26 (City); Vacant undeveloped land and warehousing/industrial storage

East: Zoned SR (City) and CI-2 (Pima County); Vacant undeveloped land and warehousing/industrial storage

Zoning Translations with Descriptions

County Zone	Zone Description	City Translation	Zone Description
SP	South Kolb Road Specific Plan	PAD-26	Planned Area Development
Airport Environs Zone	Noise Overlay Zone	Airport Environs Zone	AE Noise (NCD A & B)
Airport Environs Zone	Airport Height Overlay Zone	Airport Environs Zone	Airport Hazard District
Airport Environs Zone	Approach Departure Corridor-2	Airport Environs Zone	ADC-2
Major Streets and Routes	Kolb Road: Medium Volume Arterial, 150' ROW	Major Streets and Routes	Kolb Road: Arterial Gateway, 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 support 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 no (0) written approvals and no (0) written protests.

Conclusion

The establishment of original City zoning within the annexation district translating from County SP zoning to City PAD-26 zoning is appropriate.

Recommendation

The Zoning Examiner recommends approval of the original City PAD-26 zoning.

Sincerely,

A handwritten signature in black ink, appearing to read 'John Iurino', written in a cursive style.

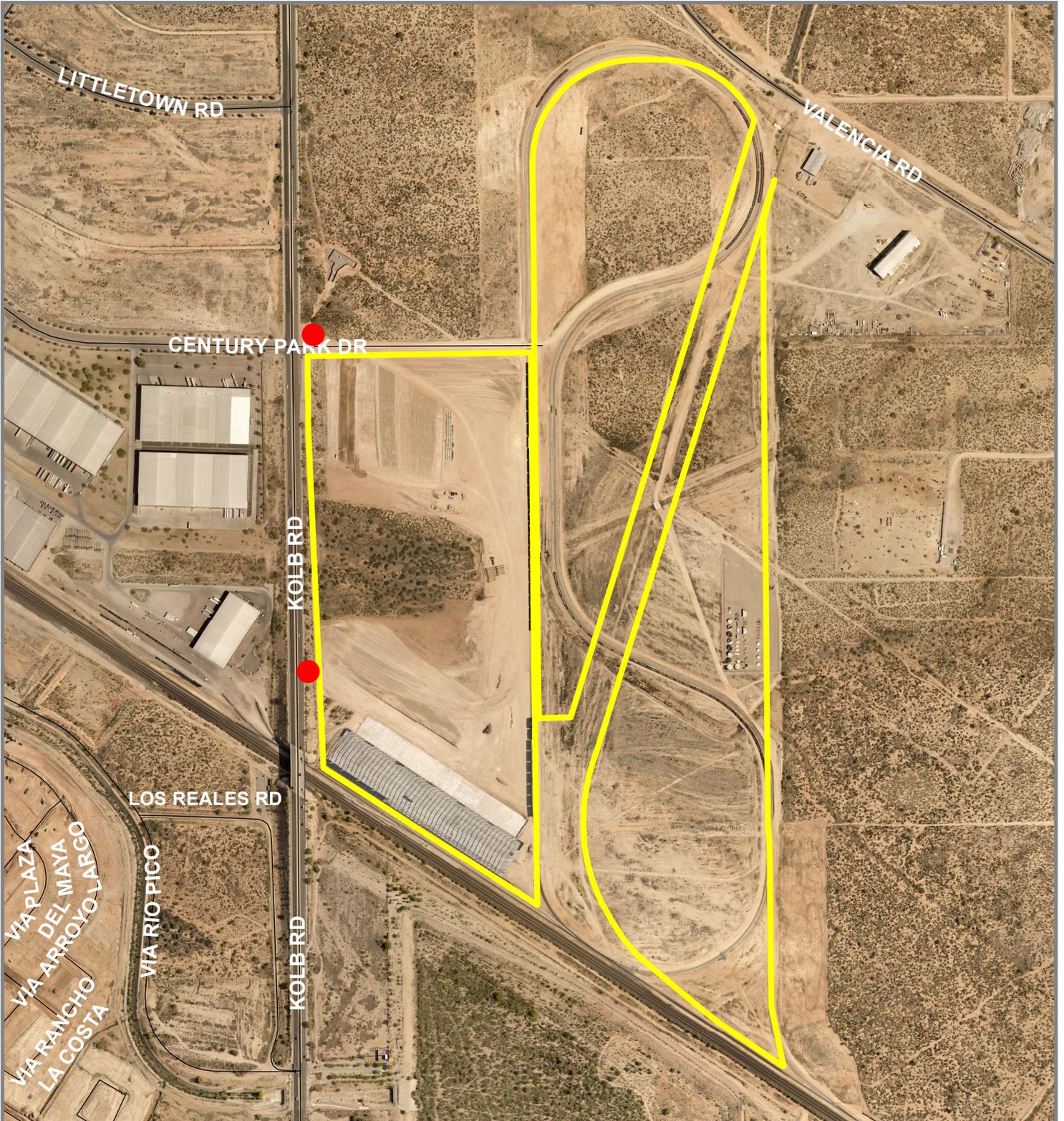
John Iurino
Zoning Examiner

ATTACHMENTS:

Case Location Map
Zoning Case Map

cc: Mayor and Council

C15-20-02 - Original City Zoning
Lucky Levin I, II, and III Annexation Districts



 Area of Original City Zoning: SH to SH

 Recommended Posting of Public Hearing Notice Sign

Address: 7011 S. Kolb Rd.
Base Maps: Twp.15S Range 15E Sec. 17
Ward: 4

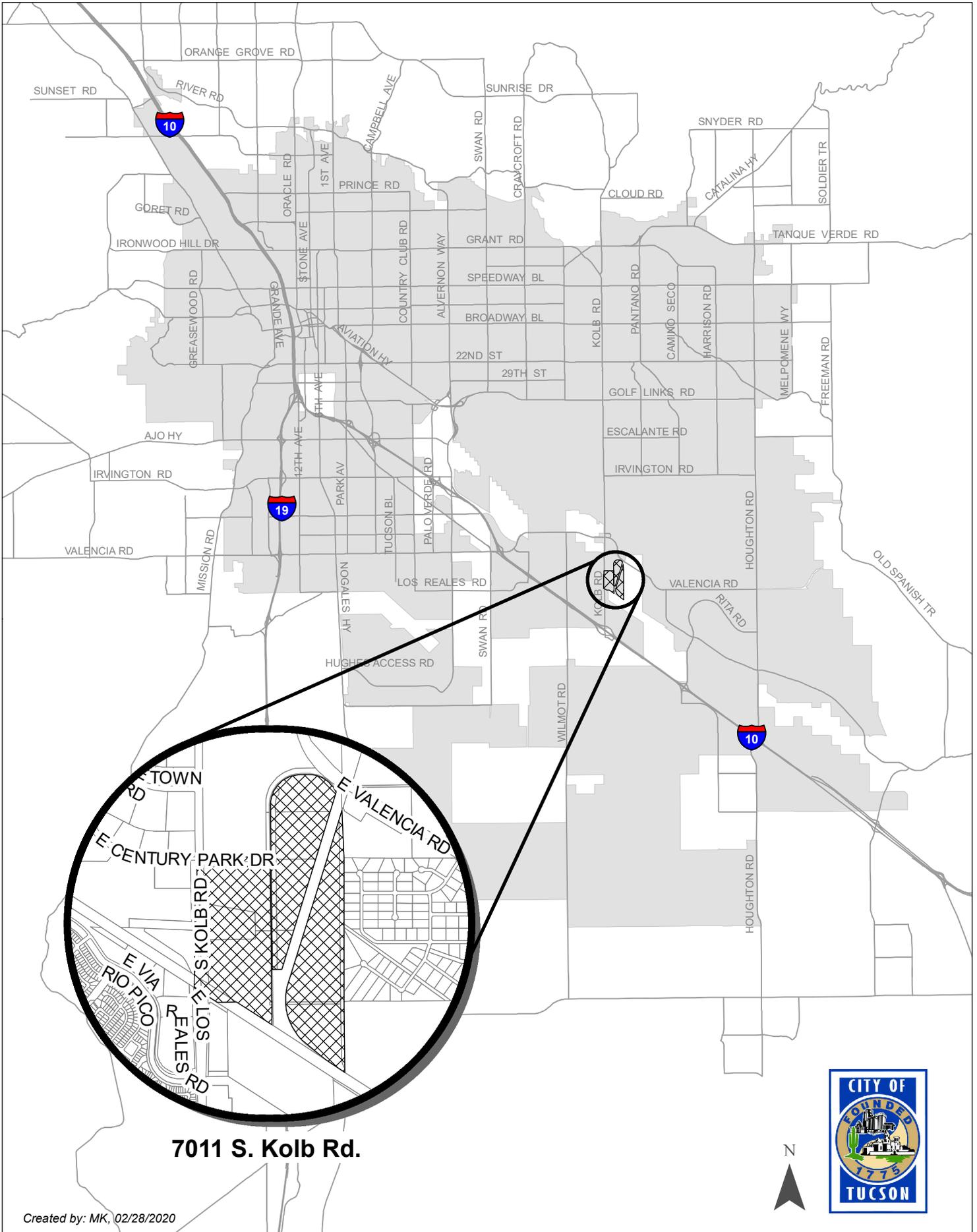


0 370 740 Feet

1 inch = 750 feet



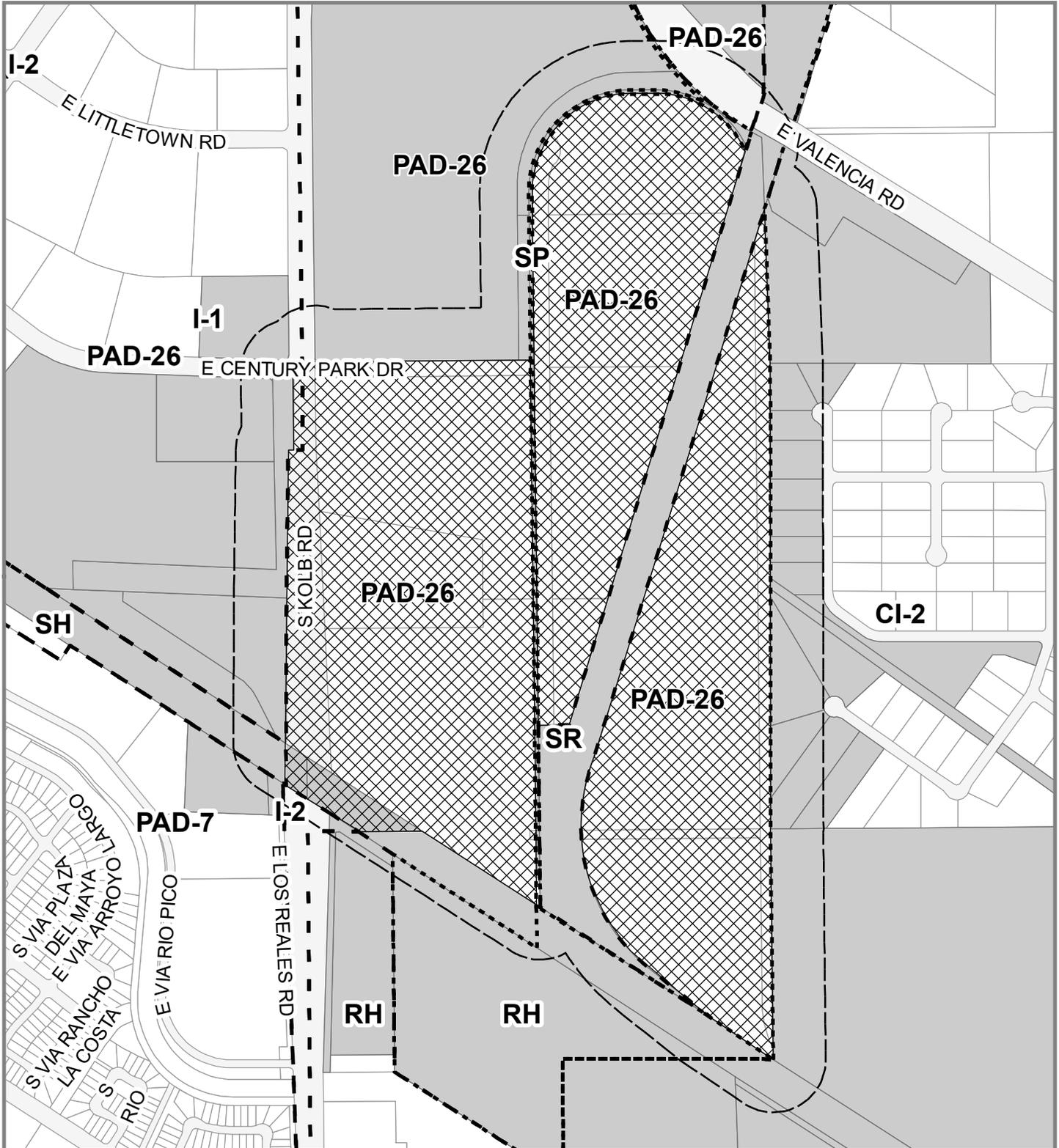
C15-20-02 - Original City Zoning Lucky Levin I, II, and III Annexation Districts



7011 S. Kolb Rd.

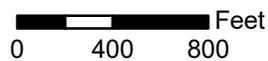
C15-20-02 - Original City Zoning

Lucky Levin I, II, and III Annexation Districts



- Area of Original City Zoning: SP to PAD-26
- Notification Area (300 ft. Radius)
- City of Tucson Zoning
- Pima County Zoning
- Properties Notified

Address: 7011 S. Kolb Rd.
 Base Maps: Twp. 15S Range 15E Sec. 17
 Ward: 4



1 inch = 800 feet

