



CITY OF
TUCSON
ZONING
EXAMINER'S
OFFICE

Preliminary Report

December 22, 2016

Mike Czechowski
City of Tucson
255 West Alameda Street, 4th Floor
Tucson, Arizona 85701

**SUBJECT: C15-16-02 Bryson Annexation District
Original City Zoning
Pima County SR zone to the City SR zone
Public Hearing: December, 15, 2016**

Dear Mr. Czechowski,

Pursuant to the City of Tucson Unified Development Code and the Zoning Examiner's Rules of Procedures (Resolution No. 9428), this letter constitutes written notification of the Zoning Examiner's summary of findings for rezoning case **C15-16-02-Bryson Annexation District** to establish Original City Zoning from Pima County SR zone to the City SR zone. At the expiration of 14 days of the conclusion of the public hearing, the Zoning Examiner's Report (complete with background information, public hearing summary, findings of fact, conclusion, recommendation, and public hearing minutes) to the Mayor and Council shall be filed with the City Manager. A copy of that report can be obtained from either 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 0.39 acres of land recently annexed by the City of Tucson. Establishment of Original City Zoning requires that the property be rezoned from the Pima County SR zone to the City SR zone. The annexation site is within the boundaries of *Plan Tucson the Houghton East Area Plan (HEAP)*, and the *Catalina Foothills Subregional Plan*, which provide land use policy direction.

The rezoning site is located on the south side of Speedway Boulevard approximately 1,000 feet east of Houghton Road. The annexation district currently consists of a single parcel owned by Bryson Family Trust.

At the December 15, 2016 public hearing, it was announced that there were no written approvals or protests and City staff representing the application was the only speaker.

Arizona State law provides the Original City Zoning must be applied to recently annexed property within 6 months of annexation. The Original City Zoning may not allow uses or densities greater than those permitted under the existing County zoning. State law and Mayor and Council policy require the translation from the County zoning to the most comparable City zoning with the intent to allow uses and densities equal to those allowed under County zoning.

Zoning Compatibility - Pima County's SR (Suburban Ranch) Zone allows single family residences with a minimum lot size of 144,000 square feet and a maximum building height of 34 feet. Other permitted uses include agricultural, horticultural and ranch uses, churches, schools, cultural, and public utilities uses. City SR (Suburban Ranch) Zone has a similar lot size of 144,000 square feet and a maximum building height of 30 feet. It allows single-family-residences, agricultural, horticultural, and ranch uses, churches, schools, and public utilities uses.

Land Use Plans - *Plan Tucson*, the *Houghton East Area Plan (HEAP)*, and the *Catalina Foothills Subregional Plan*, provide land use policy direction to the subject property. *Plan Tucson* identifies the property as a *Potential Annexation Area*. The *HEAP* residential policies require that new residential development be compatible with the natural environment and integrated into the natural terrain, to ensure sensitivity to the surroundings. The *Catalina Foothills Subregional Plan* supports development considerations of scenic resources and open space protection, preservation of washes, wildlife habitat, and trails.

Major Streets and Routes Plan – The site is on the south side of Speedway Boulevard east of Houghton Road. Within the City of Tucson, this portion of Speedway Boulevard and Houghton Road is identified as a scenic arterial street on the City of Tucson *Major Streets and Routes Plan* map, with a future right-of-way of 200 feet.

Speedway Boulevard is designated as a Scenic Route within Pima County and meets the Scenic Route criteria outlined in the City's *Major Streets and Routes Plan*. Therefore, the Original City Zoning includes designation of that portion of Houghton Road lying within the annexation district as a Scenic Route and extends the *Major Streets and Routes Plan* designation to Speedway Boulevard.

"Floodplain Issues - At this time, it does not appear an *Environmental Resource Zone (ERZ)* is required. However, the property will be subject to City floodplain regulations.

CONCLUSION

The establishment of Original City Zoning for the subject property, translating from Pima County's SR zone to the City's SR zone is supported by the applicable land use plans. Speedway Boulevard next to the site should be designated on the *Major Streets and Routes Plan* as a scenic arterial.

RECOMMENDATION

The Zoning Examiner recommends approval of the SR zoning as the Original City Zoning, and the extension of the *Major Streets and Routes Plan* and *Scenic Corridor Zone* designations for Speedway Boulevard."

Sincerely,



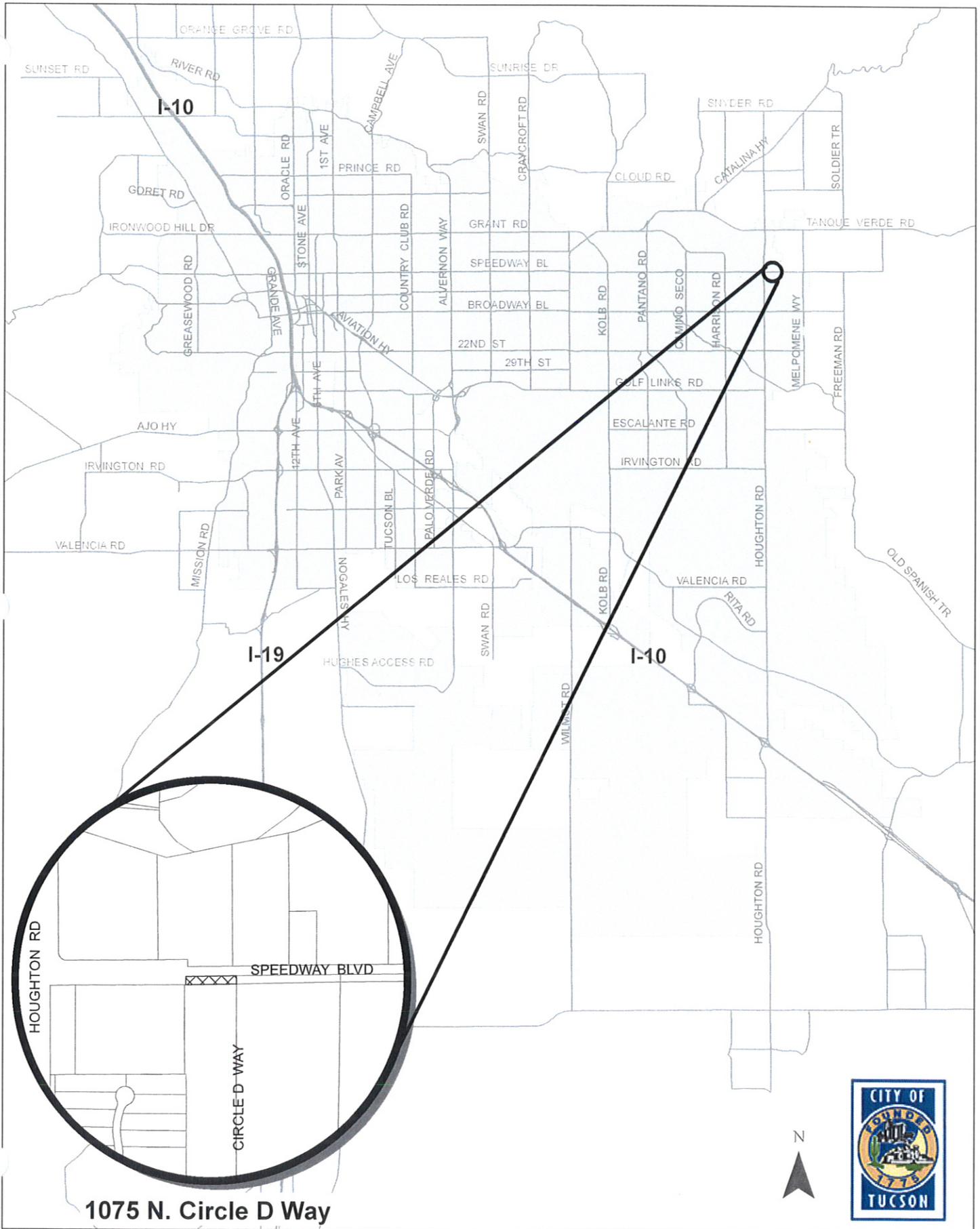
Jim Mazzocco, AICP
Zoning Examiner

ATTACHMENTS:

Case Location Map
Rezoning Case Map

cc: City of Tucson Mayor and Council

C15-16-02 Bryson - Speedway Boulevard



1075 N. Circle D Way



