

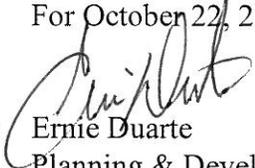


# MEMORANDUM

---

DATE: October 7, 2009  
For October 22, 2009 Hearing

TO: Peter M. Gavin  
Zoning Examiner

FROM:   
Ernie Duarte  
Planning & Development Services  
Director

SUBJECT: REZONING: PLANNING & DEVELOPMENT SERVICES REPORT  
ESTABLISHMENT OF ORIGINAL CITY ZONING  
C15-09-02 Estates at Starr Pass Annexation District, County SR zone to City SR zone (Ward 1)

**Issue** – This is a request by City of Tucson to establish Original City Zoning on approximately 51.3 acres of land recently annexed by the City of Tucson. Establishment of Original City Zoning requires that the property be rezoned from the County SR zone to the City SR zone. The rezoning site is located on the south side of Anklam Road approximately one mile west of Greasewood Road (see Case Location Map). The property is a residential subdivision consisting of 14 lots, four of which are developed with single family homes built to Pima County standards, with the remaining lots being vacant.

**Planning & Development Services Recommendation** – The Planning & Development Services Department recommends approval of SR zoning as the Original City Zoning, extension of the *Scenic Corridor Zone* designation on Anklam Road, and establishment of the *Hillside Development Zone* overlay zoning.

## **Background Information**

**Annexation History** – Mayor and Council adopted Ordinance No. 10670, annexing the Estates at Starr Pass Annexation District on June 16, 2009. The annexation became effective on July 16, 2006. Original City zoning is to be established by January 16, 2010.

**Existing Land Use:** residential single family homes/vacant

## **Surrounding Zones and Land Uses:**

North: Zoned SR; vacant land  
South: Zoned SR; vacant, single family residential  
East: Zoned R-1, SR; single family residential

West: Zoned SR; vacant land

Previous Cases on the Property: none

Related Cases: none

Zoning Translation

PIMA COUNTY ZONING	CITY TRANSLATION	CITY OVERLAY ZONES
SR	SR	Major Streets & Routes Plan
		Scenic Corridor Zone
		Hillside Development Zone

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. Consistent with State law and Mayor and Council policy, staff translates the Pima County zoning to the most comparable City zoning, thereby allowing uses and densities equivalent to what was allowed under County zoning.

County SR: 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 uses allowed include a wide range of agricultural, horticultural and ranch uses, churches, schools, cultural, and public utilities uses.

City SR: City SR (Suburban Ranch) is a low-density residential zone with a minimum lot size of 144,000 square feet and a maximum building height of 30 feet, which allows single-family-residences, agricultural, horticultural, and ranch uses, churches, schools, and public utilities uses.

The parcel is partially developed as a 14-lot residential with four lots having single family homes and the remaining ten lots being vacant. The subdivision plat for the Estates at Starr Pass was approved by Pima County in 2003 and has been developed to meet Pima County requirements.

Planning Considerations

The annexation district is adjacent to the *Tumamoc Area Plan*, which provides land use policy direction. The *Plan* supports the current land use and the Original City Zoning. City SR zoning is consistent with *Plan* direction, which allows for low density residential development. *Plan* policy states that development should be in harmony with surrounding uses and should protect the integrity of established neighborhoods. Development should be planned according to site terrain and drainage constraints. Surrounding parcels are predominantly vacant. Some are developed with single family homes at a low density, consistent with the SR zone.

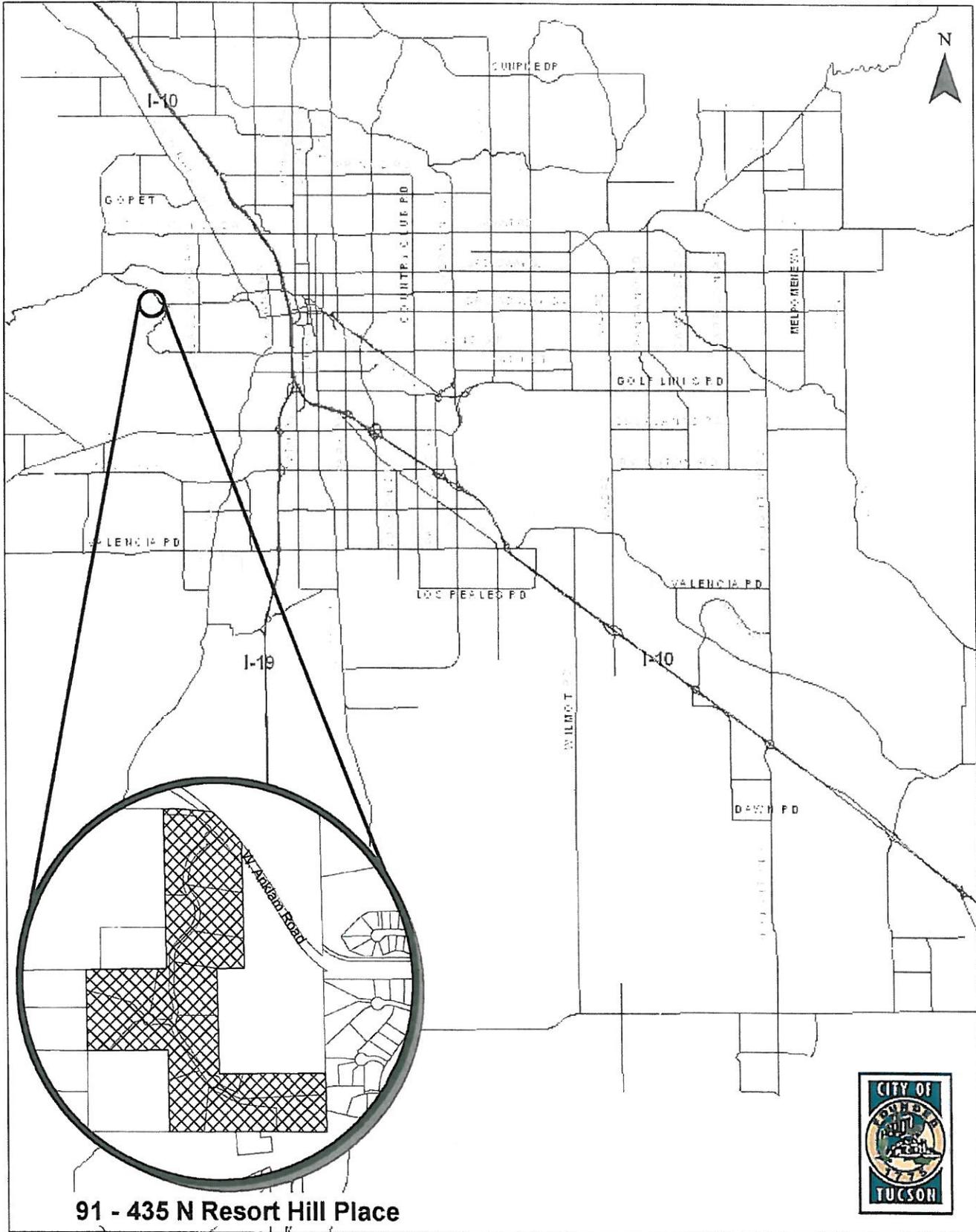
Vehicular access to the rezoning site is from Anklam Road, which is located to the north. Within the City of Tucson, Anklam Road identified as a scenic arterial street on the City of Tucson *Major Streets and Routes Plan* map, with a future right-of-way of 150 feet. The purpose of the Scenic Route designation is to protect the City's unique visual setting and promote its economic well being by establishing performance regulations which assure design sensitivity by preserving scenic resources and natural vegetation. Anklam Road 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 Anklam Road lying within the annexation district as a Scenic Route and extends the *Major Streets and Routes Plan* designation for Anklam Road.

A portion of the annexation district has been subject to the Hillside Development Zone within Pima County. A designated protected peak and ridge is identified within the annexation district on the County overlay zone maps. The protected peak and ridge area is also delineated on the subdivision plat for The Estates at Starr Pass and is located within lots 11 and 12 of the subdivision. It is recommended that this area be designated as subject to the City's HDZ Overlay Zone and added to the City overlay zone maps.

An unnamed watercourse extends through the southern portion of the site, including Lots 6, 7, 8 and 9 of The Estates at Starr Pass. This wash is not designated as either a Watercourse Amenities, Safety and Habitat (WASH) Ordinance wash or an Environmental Resource Zone (ERZ) wash. However, the wash is identified on Tucson Department of Transportation maps as containing xeroriparian habitat. Within the annexation district this wash will be added to the TDOT maps as riparian habitat and development will be subject to City floodplain regulations.

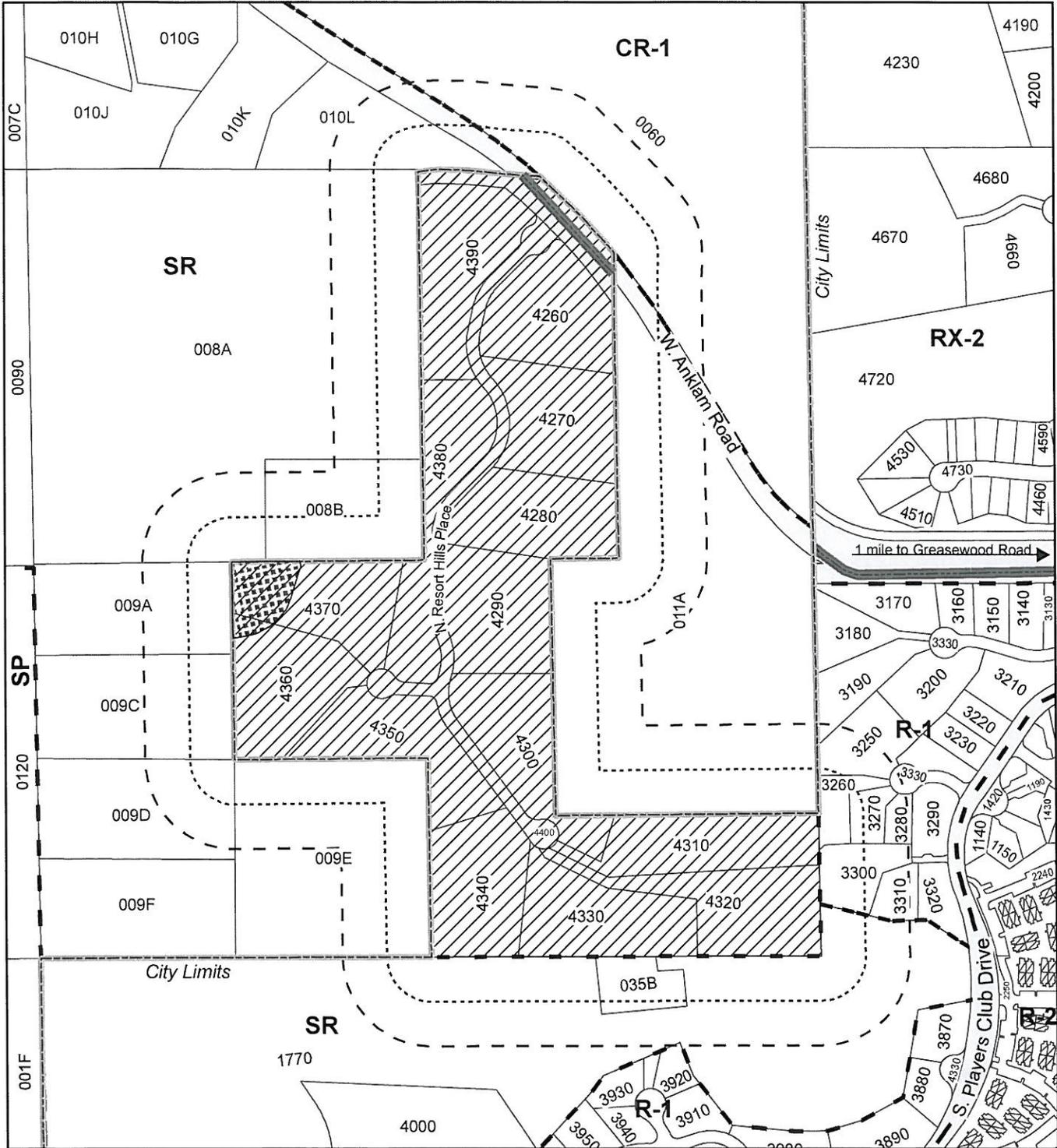
Conclusion – The establishment of original City zoning for this parcel, translating from County SR to City SR zoning, is supported by the policies in the *Tumamoc Area Plan*. Approval of the requested SR zoning is appropriate.

# C15-09-02 The Estates at Starr Pass



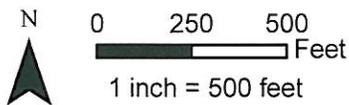
# C15-09-02 The Estates at Starr Pass

## Zoning Translation: from County SR to City SR

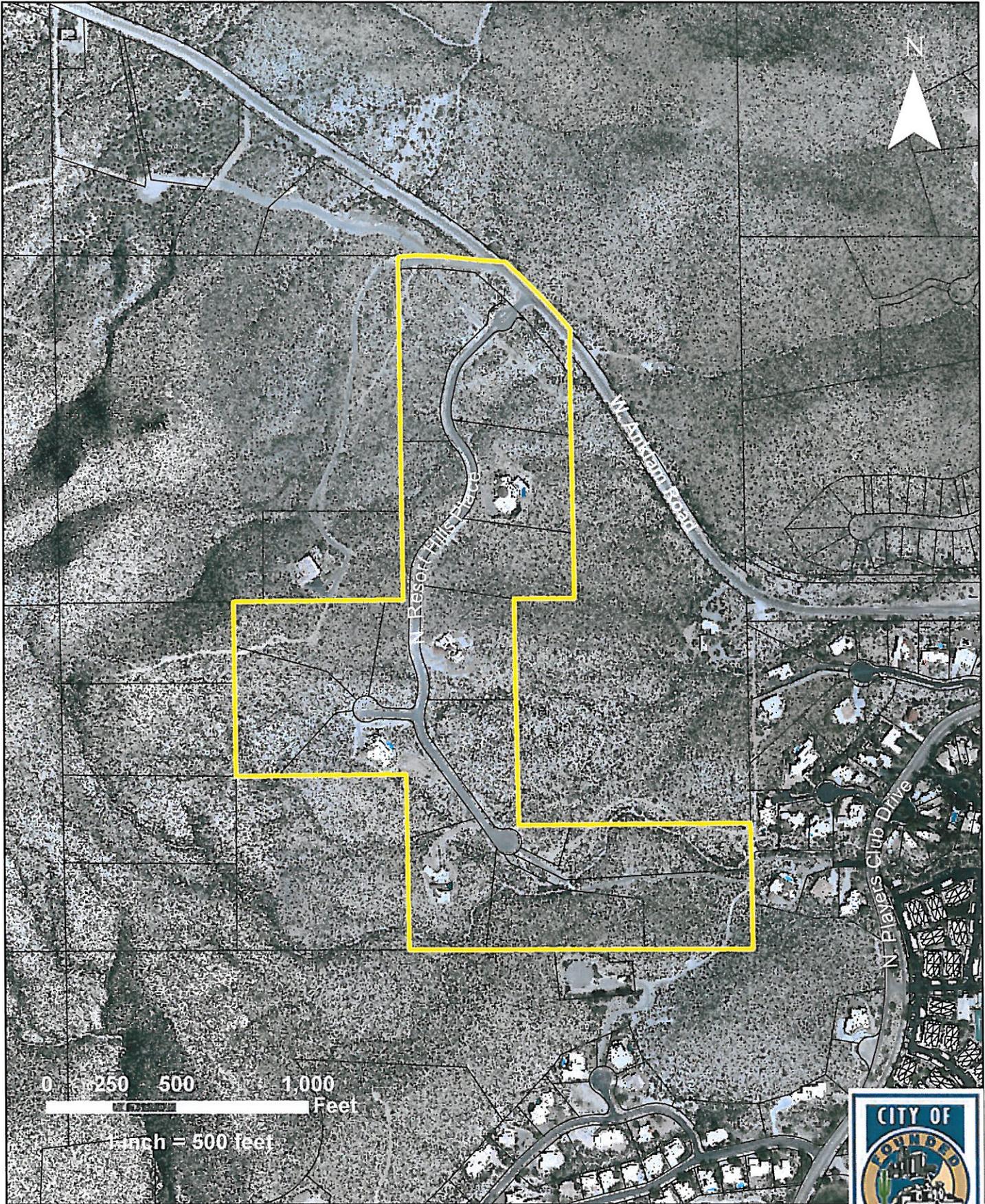


- Area of Original City Zoning
- Hillside Development Zone
- Protest Area (150 foot radius)
- MS&R Scenic Route
- Notification Area (300 foot radius)
- Zone Boundaries
- City Limits

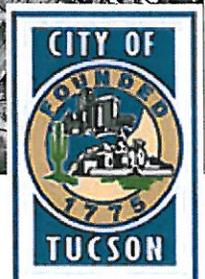
Plan(s): General Plan  
 Address: 91 - 435 N Resort Hill Place  
 Base Maps: Sec.08 T.14 R.13  
 Ward: 1



created by: JJK, 8/7/2009; corrected to include county zoning, 9/2/2009; added overlays, 9/15/2009



**C15-09-02 The Estates at Starr Pass**  
2008 Aerial



Place  
Stamp  
Here

City of Tucson  
**Planning and Development Services Department**  
Rezoning Section  
201 N. Stone  
P.O. Box 27210  
Tucson, Arizona 85726-7210

**C15-09-02**

Expose this flap - Affix stamp and return

---



City of Tucson  
Planning and Development Services  
Department -Rezoning Section  
201 N. Stone Avenue  
P.O. BOX 27210  
Tucson, Arizona 85726-7210

**C15-09-02**

**IMPORTANT REZONING NOTICE ENCLOSED**



## Approval – Protest Form

If you wish to submit a written protest or approval, this form is provided for your convenience. Please print your comments below, sign your name, and mail to the Rezoning Section of the Planning and Development Services Department at the address on the reverse side (you will need to attach postage). The number of approvals and protests along with protest calculations will be reported at the Zoning Examiner’s public hearing.

**Approvals and protests must have an owner’s signature to be recorded.**

If protests are filed from property owners representing 20% or more by area in any quadrant of the area located within a 150 foot radius of the parcel(s) on which the rezoning is proposed, an affirmative vote of ¾ of the Mayor and Council will be required to approve the rezoning ordinance.

Case: C15-09-02 Estates at Starr Pass Annexation District, County SR zone to City SR zone (Ward 1)

\_\_\_\_\_  APPROVE the proposed rezoning.  
 I/We the undersigned property owners, wish to  PROTEST the proposed rezoning.

**Reason:**

---

---

---

---

---

---

---

---

---

---

PLEASE PRINT YOUR NAME	PLEASE PRINT MAILING ADDRESS	PLEASE PRINT LEGAL PROPERTY DESCRIPTION		
		Subdivision	Block	Lot

Owner’s Signature: \_\_\_\_\_ Date \_\_\_\_\_