



# MEMORANDUM

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DATE: May 10, 2017  
For May 25, 2017 Hearing

TO: Jim Mazzocco  
Zoning Examiner

FROM: Lynne Birkinbine *Lynne Birkinbine*  
Planning & Development Services  
Deputy Director

SUBJECT: REZONING: PLANNING & DEVELOPMENT SERVICES REPORT  
ESTABLISHMENT OF ORIGINAL CITY ZONING  
C15-17-01 John and Dorothy Jones Annexation District,  
County CI-2 to City I-2 (Ward 4)

**Issue** – This is a request by the City of Tucson to establish Original City Zoning on approximately 3.55 acres of land recently annexed by the City of Tucson. Establishment of Original City Zoning requires that the property be rezoned. The rezoning site is located approximately 800 feet west of Kolb Road and 2,000 feet north of Valencia Road (see Case Location Map). The property consists of vacant undeveloped land.

**Planning & Development Services Recommendation** – The Planning & Development Services Department recommends approval of I-2 zoning as the Original City Zoning, and extension of the *Airport Environs Zone (AEZ) Noise Control District-B (NCD-B)* for Davis-Monthan Air Force Base.

## **Background Information**

**Annexation History** – Mayor and Council adopted Ordinance No. 11438, annexing the John and Dorothy Jones Annexation District on February 22, 2017. The annexation became effective on March 24, 2017.

**Existing Land Use:** Vacant undeveloped land.

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

North: Zoned SR (City); Vacant undeveloped land  
South: Zoned CI-2 (Pima County); warehousing, industrial manufacturing  
East: Zoned CI-2 (Pima County) parking lot for industrial manufacturing use located to the south  
West: Zoned SR (Pima County); Vacant undeveloped land

Previous Cases on the Property: None

Related Cases:

C15-14-08 Establishment of Original City Zoning for the Raytheon Annexation District. This was a request to establish Original City Zoning on approximately 271.76 acres of land. The rezoning site was generally vacant undeveloped land with Tucson International Airport access road infrastructure located northwest of the intersection of Hughes Access Road and Alvernon Way. The County CI-2 zoning was translated to City I-2 zoning.

C15-09-03: Establishment of Original City Zoning for the Raytheon Annexation District. The property comprised approximately 1,621 acres of land. The rezoning site was located east of Nogales Highway and southwest of Tucson International Airport. Portions of the property are developed as the facilities of Raytheon Missile Systems Tucson, with the remaining acreage comprised of vacant lands. The County CI-2 zoning was translated to City I-2 zoning.

Zoning Translation - 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.

The Pima County CI-2 zone and the City of Tucson I-2 zone are comparable. The completed translation of County zones to City zones is summarized below.

County CI-2: General Industrial Zone allows commercial, retail, general business, manufacturing and warehousing uses.

City I-2: Heavy Industrial Zone allows Commercial, industrial, and manufacturing uses; residential restricted to caretakers residence, except for Resident Artisans in the Downtown Warehouse District.

Overlay Zones: Within the City of Tucson, the general area located northwest of the intersection of Hughes Access Road and Alvernon Way is designated within the *Airport Environ Zones (AEZ)*, *Noise Control District-B (NCD-B)* for Davis-Monthan Air Force Base. Therefore, the Original City Zoning includes extention of the *Airport Environs Zones (AEZ)* within the annexation district.

<b>PIMA COUNTY ZONING</b>	<b>CITY TRANSLATION</b>	<b>CITY OVERLAY ZONES</b>
CI-2	I-2	<i>Airport Environs Zone/Noise Control District B (AEZ/NCD-B)</i>

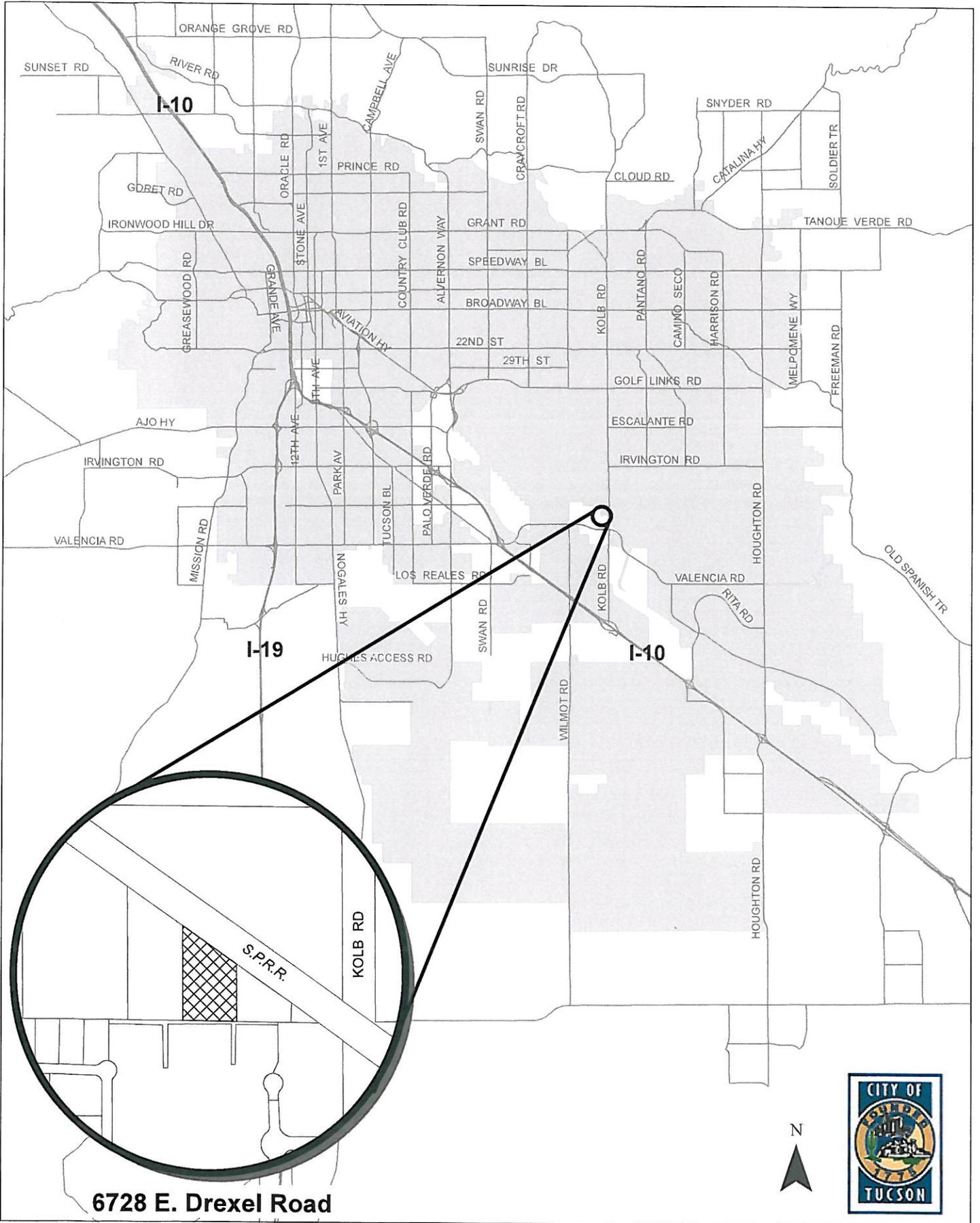
### **Planning Considerations**

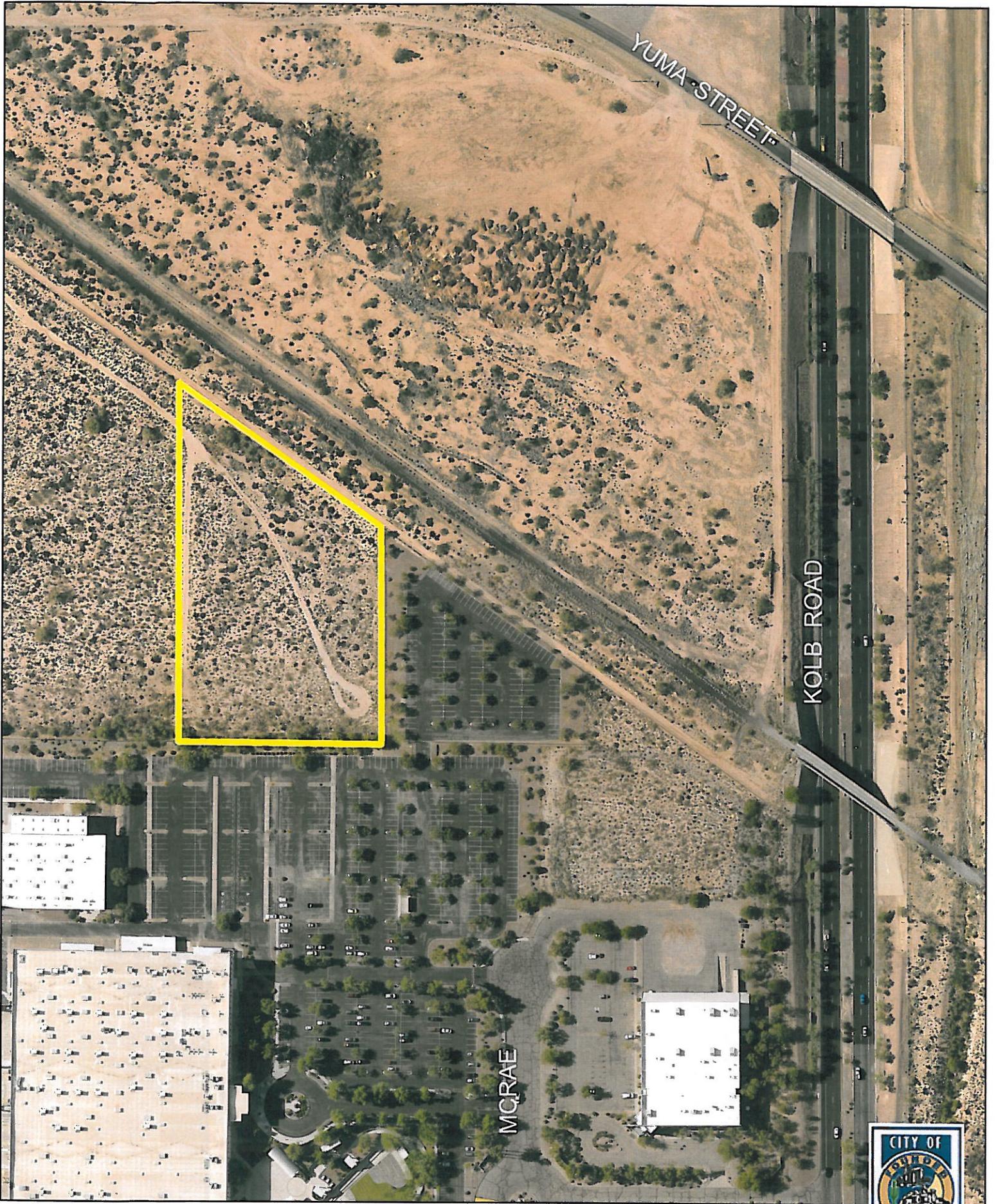
The proposed annexation district is located northwest of the intersection of Kolb Road and Valencia Road. The annexation district consists of one vacant undeveloped parcel. The request is the establishment of original city zoning from Pima County CI-2 (General Industrial) to City I-2 (Heavy Industrial).

The annexation site is within the boundaries of the *Plan Tucson* and the *Rincon/Southeast Subregional Plan*. The request to establish original City zone from Pima County CI-2 to City of Tucson I-2 is consistent with the *Plan Tucson* direction, which recognizes that the long-term prosperity and vitality of the city is focused on positive infrastructure expansion, and providing for a rational pattern of land development. *Plan Tucson* identifies the area as potential annexation land and supports the existing industrial zoning pattern and nearby industrial uses. *Plan Tucson* supports future development of the area that will contribute to Tucson's overall economic vitality and community character. The *Rincon/Southeast Subregional Plan* reflects that high-intensity industrial and park industrial planned land uses respond to existing development patterns within or adjacent to the I-10 corridor, including Davis-Monthan Air Force Base. The request provides an opportunity to annex to the City of Tucson an area that will contribute to the City's future economic vitality and community character.

**Conclusion** – The establishment of original City zoning for this parcel, translating from County CI-2 to City I-2 zoning, is supported by the policies in *Plan Tucson* and the *Rincon/Southeast Subregional Plan*. The request will extend those portions of the *Airport Environ Zone/Noise Control District B (AEZ/NCD-B)* lying within the annexation district. Approval of the proposed translation to establish Original City Zoning (OCZ) is appropriate.

# C15-17-01 Jones Annexation District



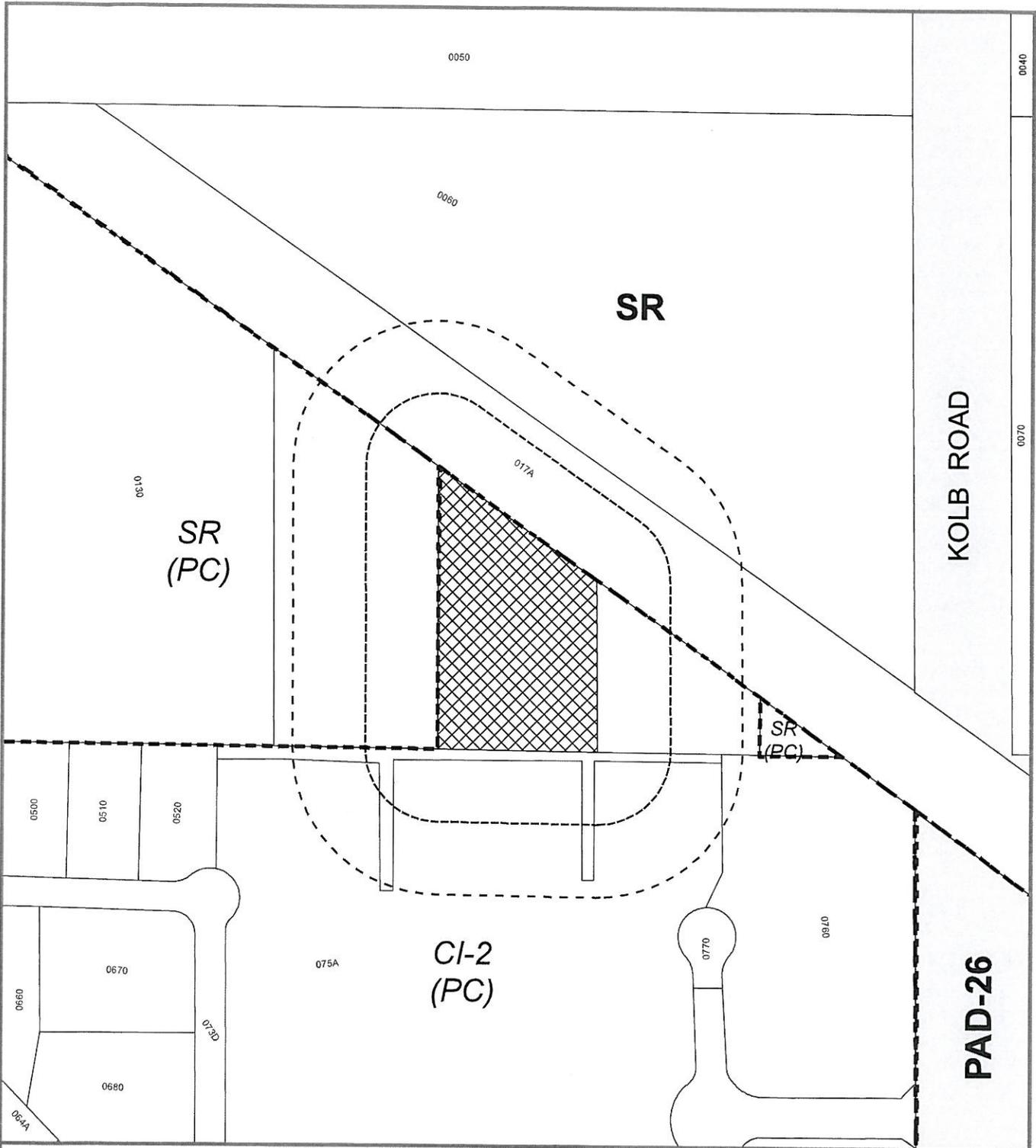


**C15-17-01 Jones -  
Annexation District**  
2016 Aerial

0 100 200  
Feet  
1 inch = 200 feet



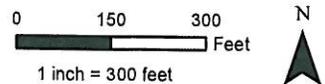
# C15-17-01 Jones Annexation District Original City Zoning



- Area of Annexation Request
- 150' PRotest Area
- 300' Notification Area
- Zone Boundaries



Address: 6728 E. Drexel Road  
 Base Maps: Sec.7 T.15 R.15  
 Ward: 4



created by: JR, 3/9/2017

**PUBLIC FACILITIES AND SERVICES REPORT FOR May 25, 2017**  
(as of May 9, 2017)

**C15-16-04 Children's Memorial Park Annexation District, County CI-2 to City I-2 Zone**

**CITY AGENCIES**

**No Objections Noted**

**Planning & Development Services – Zoning Review**

**Tucson Fire Department**

**Planning & Development Services – Landscape**

**Tucson Parks and Recreation**

**Planning & Development Services – Sign Code**

**Planning & Development Services – Engineering**

**Planning & Development Services – Landscape**

**Tucson Water New Area Development**

**Transportation – Traffic Engineering**

**Planning & Development Services - Planning**

**NON-CITY AGENCIES**

**No Objections Noted**

**Tucson Unified School District**

**Arizona Department of Transportation**

**Pima County Development Services**

Additional information about this project, including the staff report to the Zoning Examiner and the Preliminary Development Plan, will be posted on the web by 5:00 PM, May 10, 2017 at

**[http://cms3.tucsonaz.gov/planning/prog\\_proj/projects/rezoning/index.html](http://cms3.tucsonaz.gov/planning/prog_proj/projects/rezoning/index.html)**



## 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 & 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.

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 original city zoning is to be established, an affirmative vote of ¾ of the Mayor and Council will be required to approve the original city zoning ordinance.

**Case: C15-17-01 John & Dorothy Jones Annexation District  
County CI-2 (General Industrial Zone) to City I-2 (Heavy Industrial Zone)**

\_\_\_\_\_  APPROVE the recommended city zoning.  
I/We the undersigned property owners, wish to  PROTEST the recommended city zoning.

**Reason:**

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

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

C15-17-01

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**City of Tucson** PMc  
Planning & Development Services  
201 N. Stone Avenue  
P.O. BOX 27210  
Tucson, Arizona 85726-7210

C15-17-01  
IMPORTANT REZONING NOTICE ENCLOSED