

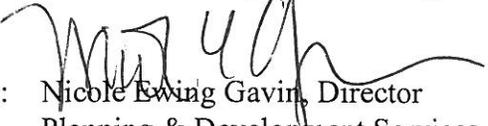


# MEMORANDUM

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DATE: October 18, 2016  
For November 3, 2016 Hearing

TO: Jim Mazzocco  
Zoning Examiner

FROM:   
Nicole Ewing Gavin, Director  
Planning & Development Services  
Director

SUBJECT: REZONING: PLANNING & DEVELOPMENT SERVICES REPORT  
ESTABLISHMENT OF ORIGINAL CITY ZONING  
C15-16-02 Bryson Annexation District, County SR zone to City SR zone (Ward 2)

**Issue** – This is a request by 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 County SR zone to the City SR zone. The rezoning site is located on the south side of Speedway Boulevard approximately 1,000 feet east of Houghton Road (see Case Location Map). The annexation district currently consists of one small parcel owned by Bryson Family Trust.

**Planning & Development Services Recommendation** – The Planning & Development Services Department recommends approval of SR zoning as the Original City Zoning, and the extension of the *Major Streets and Routes Plan* and *Scenic Corridor Zone* designations for Houghton Road, and *Environmental Resource Zone (ERZ)* designation of the site.

## **Background Information**

**Annexation History** – Mayor and Council adopted Ordinance No. 11378, annexing the Bryson Annexation District on July 6, 2013. The annexation became effective on August 5, 2016. Original City zoning is to be established by February 5, 2017.

**Existing Land Use:** vacant

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

North: Zoned County SR, single family residential  
South: City of Tucson SR; single family residential  
East: Zoned County SR; vacant land  
West: Zoned County SR; Speedway Boulevard MS&R right-of-way and Scenic Corridor Zone

Previous Cases on the Property: none

Related Cases: none

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.

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

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.

Vehicular access to the rezoning site is from Speedway Boulevard which is located immediately to the north of the site. Within the City of Tucson, this portion of Speedway Boulevard 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. 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. 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 for Speedway Boulevard.

**Planning Considerations**

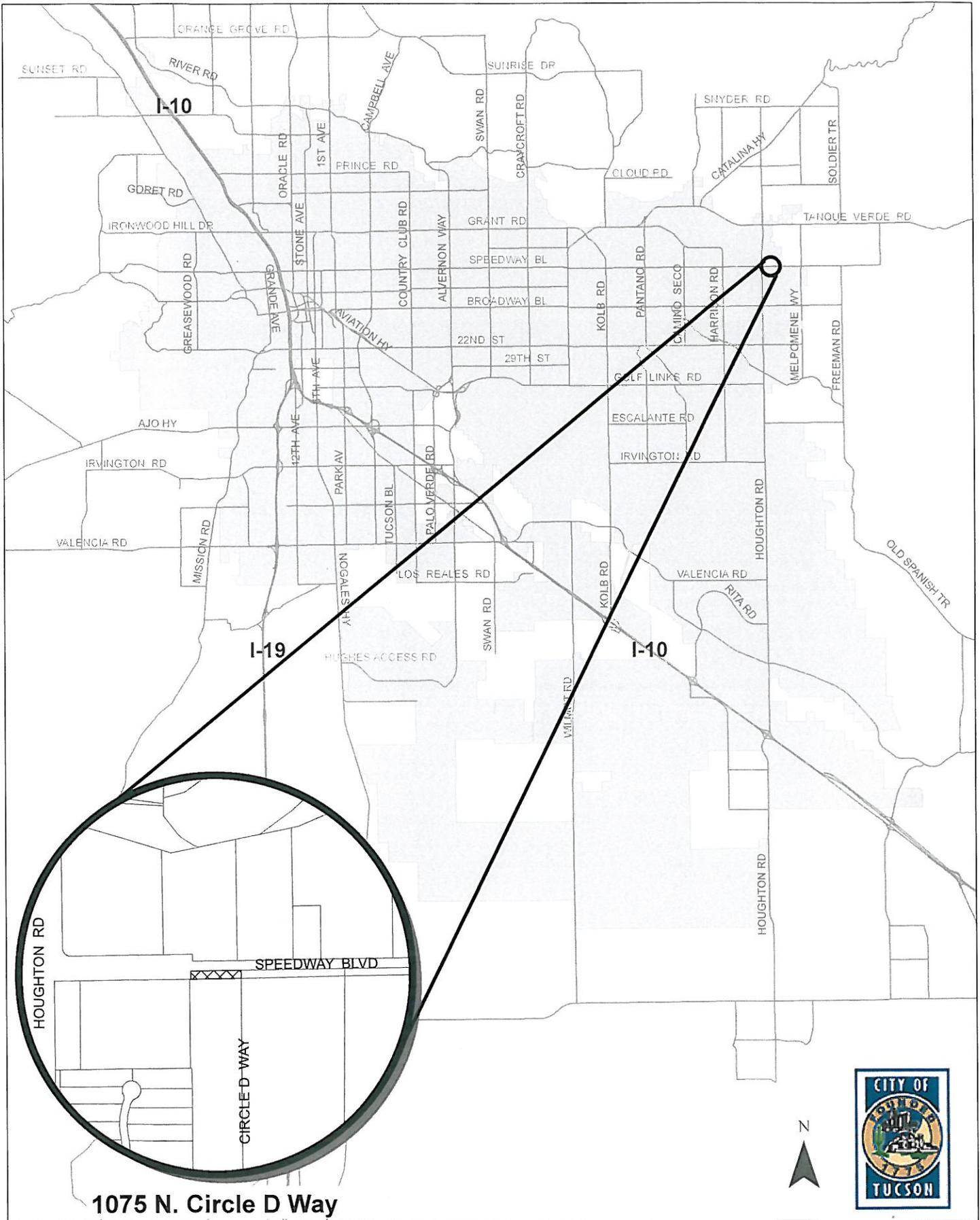
The annexation site is within the boundaries of *Plan Tucson the Houghton East Area Plan (HEAP)*, and the *Catalina Foothills Subregional Plan*, which provide land use policy direction.

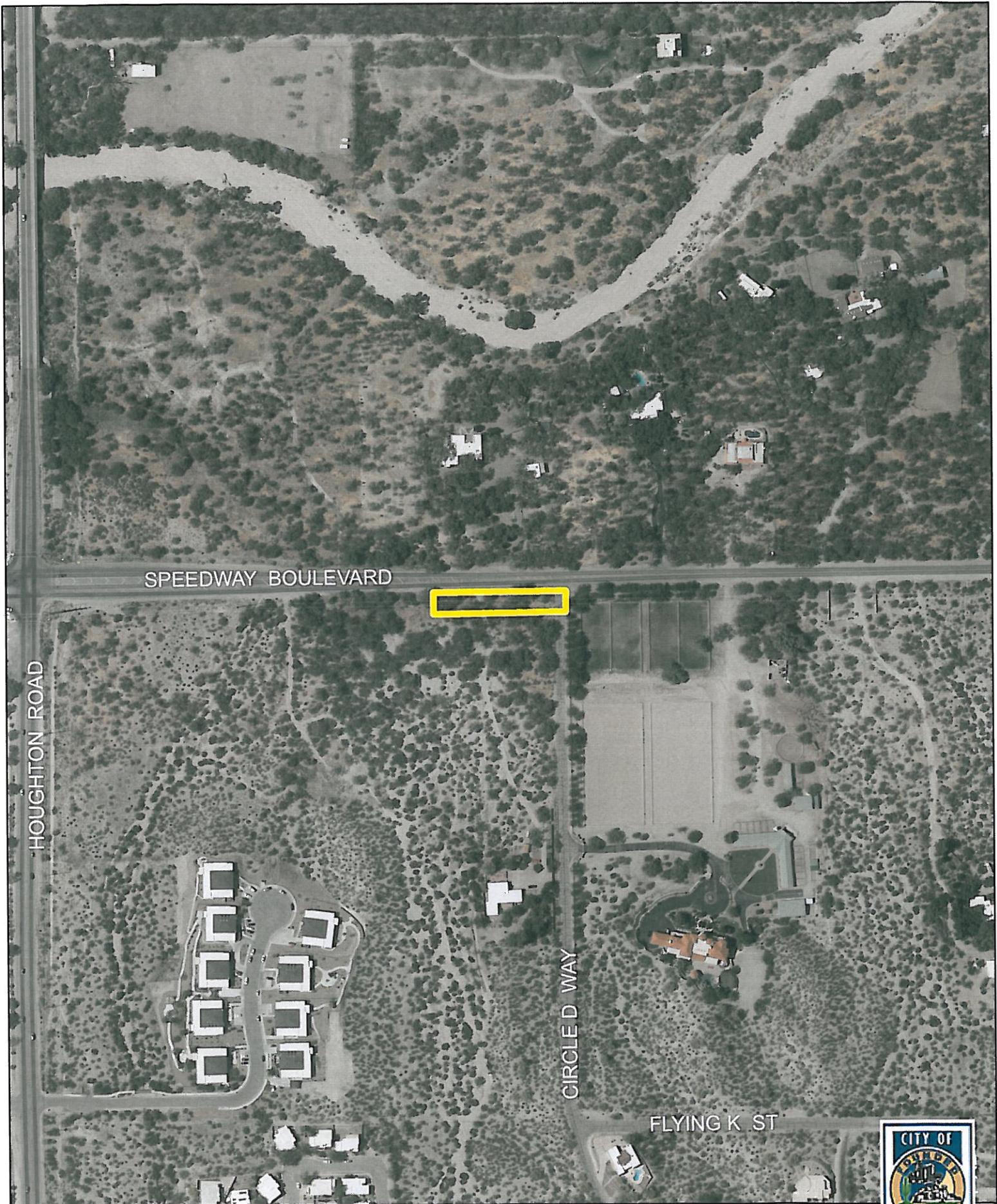
The *HEAP* residential policies require that new residential development be compatible with the natural environment and integrated into the natural terrain, to ensure sensitivity to the surroundings. The *Catalina Foothills Subregional Plan* supports development considerations of scenic resources and open space protection, preservation of washes, wildlife habitat, and trails.

Two unnamed watercourses extend through portions of the site. They are tributaries of Reyes Wash and are not designated as either a *Watercourse Amenities, Safety and Habitat (WASH) Ordinance* wash. However, these watercourses have been recommended for preservation in the TSMS Stormwater Master Plan and are mapped as proposed *Environmental Resource Zone (ERZ)*. An *ERZ* overlay is appropriate and recommended. The site is also identified on Tucson Department of Transportation maps as containing riparian habitat, Class H (Hydroriparian and Mesoriparian Habitat) and development will be subject to City floodplain regulations.

Conclusion – The establishment of original City zoning for this parcel with translation from County SR to City SR zoning, and translation of applicable overlay zones, is supported by *Plan Tucson*, the *Houghton East Area Plan*, and the *Catalina Foothills Subregional Plan*. Approval of the requested SR zoning is appropriate.

# C15-16-02 Bryson - Speedway Boulevard





SPEEDWAY BOULEVARD

HOUGHTON ROAD

CIRCLED WAY

FLYING K ST

C15-16-02 Bryson - Speedway Boulevard  
2015 Aerial

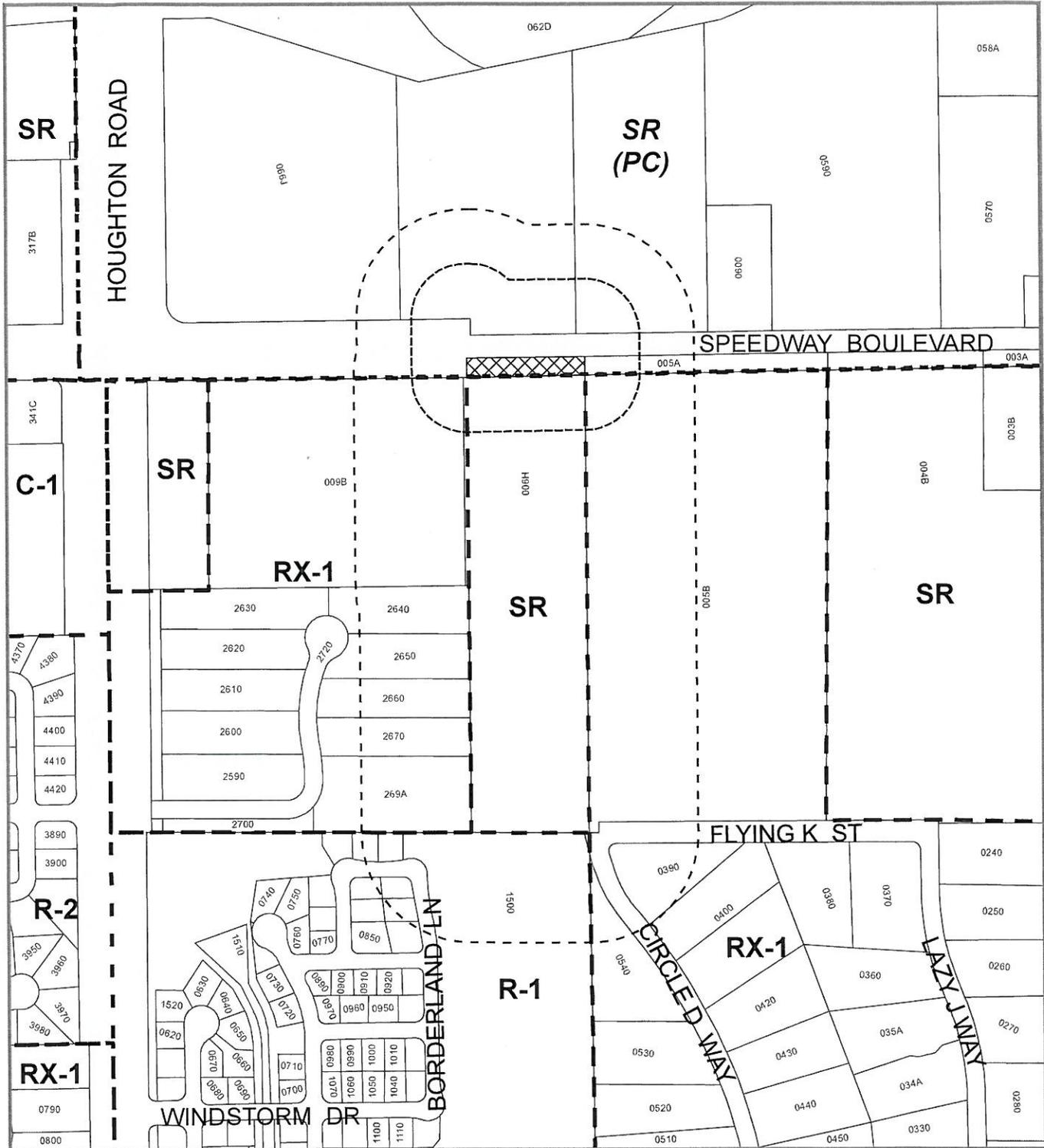


0 150 300 Feet  
1 inch = 300 feet



# C15-16-02 Bryson Annexation District

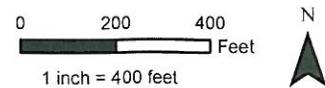
## Original City Zoning



-  Area of Annexation
-  150' Protest Area
-  300' Notification Area
-  Zone Boundaries



Address: 1075 N. Circle D Way  
 Base Maps: Sec.12 T.14 R.15  
 Ward: 2



**PUBLIC FACILITIES AND SERVICES REPORT FOR December 15, 2016**  
(as of November 10, 2016)

**C15-16-02 Bryson Annexation District, County SR to City SR Zone**

**CITY AGENCIES**

**Planning & Development Services – Zoning Review:** See attached comments dated 8/15/16.

**Planning & Development Services – Landscape:** 8/25/16

**Planning & Development Services – Sign Code:** See attached comments dated 7/5/16.

**No Objections Noted**

**Tucson Fire Department**  
**Tucson Parks and Recreation**  
**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, November 30, 2016 at [http://cms3.tucsonaz.gov/planning/prog\\_proj/projects/rezoning/index.html](http://cms3.tucsonaz.gov/planning/prog_proj/projects/rezoning/index.html)



C15-16-02

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C15-16-02  
IMPORTANT REZONING NOTICE ENCLOSED