



ZONING EXAMINER

REPORT TO MAYOR AND COUNCIL

August 29, 2013

**C15-13-01 TEP Houghton Annexation District
Establishment of Original City Zoning
Public Hearing: August 15, 2012**

BACKGROUND

This is a request by the City of Tucson to establish Original City Zoning on approximately 14.7 acres of land recently annexed by the City of Tucson. The parcel is proposed to be rezoned from the County SR zone to the City SR zone. The rezoning site is located on the east side of Houghton Road approximately 300 feet south of Golf Links Road.

Land use policy direction for this rezoning site is provided within the *South Pantano Area Plan*.

PUBLIC HEARING SUMMARY (Minutes Attached)

Glenn Moyer, Planning and Development Services Department, presented the staff report with a recommendation for approval. Mr. Moyer also commented that one written approvals and no written protests were received.

Mike Czechowski on behalf of the City of Tucson presented the rezoning request.

With no one else wishing to be heard, the public hearing was closed.

FINDINGS OF FACT

The requested rezoning from County SR to City SR is for 14.7 acres of land recently annexed by the City of Tucson. The rezoning site is located on the east side of Houghton Road approximately 300 feet south of Golf Links Road (see Case Location Map). The property is made up of two parcels, a 3.77-acre parcel in the southwest corner of the annexation district with an electrical substation, and a larger 10.93-acre parcel of vacant land to the north and east of the substation.

The annexation site is within the boundaries of the *General Plan*, the *Rincon/Southeast Subregional Plan (RSSP)*, and the *South Pantano Area Plan (SPAP)*, which provide land

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Rezoning: Pima County SR to City of Tucson SR

use policy direction. The *General Plan* supports rural character with up to 2 units per acre east of Houghton Road within the interior of neighborhoods and commercial uses at the intersection of arterial streets with possible expansion of commercial uses onto adjacent parcels if integrated with existing commercial land uses. The *RSSP* supports Low Intensity Urban (LIU 1.2) at a residential density of 1.2 units per acre and a minimum lot size of 36,000 square feet.

The site is within Subarea 7 of the City of Tucson's *South Pantano East Area Plan (SPEAP)*, which supports suburban to mid-urban densities (6-15 RAC) along the Houghton Road frontage if development is sensitive to natural topography and compatible with adjacent development.

An unnamed watercourse extends through the northern portion of the site. 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.

Vehicular access to the rezoning site is from Houghton Road, which is located immediately to the west of the site. Within the City of Tucson, Houghton Road is identified as a scenic arterial street on the City of Tucson *Major Streets and Routes Plan (MS&RP)* 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. Houghton Road is designated as a Scenic Route within Pima County and meets the Scenic Route criteria outlined in the *MS&RP*. 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 Houghton Road.

Arizona State law provides the Original City Zoning must be applied to 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, Pima County zoning is translated to the most comparable City zoning, thereby allowing uses and densities equivalent to what was allowed under County zoning.

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.

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Rezoning: Pima County SR to City of Tucson 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.

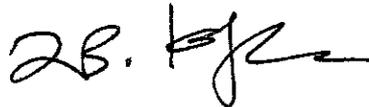
CONCLUSION

The establishment of original City zoning for this parcel, with translation from County SR to City SR zoning, is supported by the *South Pantano Area Plan (SPAP)* and other applicable plans. Approval of the requested SR zoning is appropriate.

RECOMMENDATION

The Zoning Examiner recommends approval of SR zoning.

Respectfully Submitted,



Linus Kafka
Zoning Examiner

ATTACHMENTS:

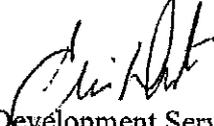
Public Hearing Minutes
Rezoning Staff Report



MEMORANDUM

DATE: July 31, 2013
For August 15, 2013 Hearing

TO: Linus Kafka
Zoning Examiner

FROM: Ernie Duarte 
Planning & Development Services
Director

SUBJECT: REZONING: PLANNING & DEVELOPMENT SERVICES REPORT
ESTABLISHMENT OF ORIGINAL CITY ZONING
C15-13-01 TEP Houghton Annexation District, County SR zone to City SR zone
(Ward 4)

Issue – This is a request by City of Tucson to establish Original City Zoning on approximately 14.7 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 east side of Houghton Road approximately 300 feet south of Golf Links Road (see Case Location Map). The property is made up of two parcels, a 3.77-acre parcel in the southwest corner of the annexation district with an electrical substation, and a larger 10.93-acre parcel of vacant land to the north and east of the substation.

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 on Houghton Road.

Background Information

Annexation History – Mayor and Council adopted Ordinance No. 11058, annexing the TEP Houghton Annexation District on March 27, 2013. The annexation became effective on April 26, 2013. Original City zoning is to be established by October 26, 2013.

Existing Land Use: electrical substation/vacant

Surrounding Zones and Land Uses:

North: Zoned C-1; vacant land, retail store with pharmacy
South: Zoned County SR and County CR-1; vacant land, single family residential
East: Zoned County CR-1; single family residential
West: Zoned R-1; single family residential/vacant land

Previous Cases on the Property: none

Related Cases: none

Zoning Translation

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

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 Houghton Road, which is located immediately to the west of the site. Within the City of Tucson, 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. Houghton 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 Houghton Road lying within the annexation district as a Scenic Route and extends the *Major Streets and Routes Plan* designation for Houghton Road.

Planning Considerations

The annexation site is within the boundaries of the *General Plan*, the *Rincon/Southeast Subregional Plan (RSSP)*, and the *South Pantano Area Plan (SPAP)*, which provide land use policy direction. The *General Plan* supports rural character with up to 2 units per acre east of

Houghton Road within the interior of neighborhoods and commercial at the intersection of arterial streets with possible expansion of commercial uses onto adjacent parcels if integrated with existing commercial land uses. The *RSSP* supports Low Intensity Urban (LIU 1.2) at a residential density of 1.2 units per acre and a minimum lot size of 36,000 square feet.

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Conclusion – The establishment of original City zoning for this parcel with translation from County SR to City SR zoning, is supported by the *South Pantano Area Plan (SPAP)*. Approval of the requested SR zoning is appropriate.