



ZONING EXAMINER

REPORT TO MAYOR AND COUNCIL

August 29, 2013

**C15-13-02 Hoover and Hughes Annexation District
Establishment of Original City Zoning
Public Hearing: August 15, 2012
Rezoning: Pima County CI-2 Zone and the City of Tucson I-2**

BACKGROUND

This is a request by the City of Tucson to establish Original City Zoning on approximately 488.48 acres of land recently annexed by the City of Tucson. The parcel is proposed to be rezoned from the County CI-2 zone to the City I-2 zone. The rezoning site is located east of Hoover Road and south of Hughes Access Road, southwest of Tucson International Airport

Land use policy direction for this rezoning site is provided within the *Rincon/Southeast Subregional 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 no 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

This is a request by the City of Tucson to establish Original City Zoning on approximately 488.48 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 east of Hoover Road and south of Hughes Access Road, southwest of Tucson International Airport (see Case Location Map). The property consists of ten parcels are associated. Nine of the

**C15-13-02 Hoover and Hughes Annexation District
Rezoning: Pima County CI-2 to City of Tucson I-2**

parcels are held by Pima County and one held by the State of Arizona. The parcels are vacant undeveloped land. The area is situated immediately south of the C15-09-03 Raytheon – Annexation District.

The annexation site is within the boundaries of the *General Plan*, and the *Rincon/Southeast Subregional Plan*. The *General Plan* 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. The *General Plan* supports industrial development 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 use respond to existing development patterns within or adjacent to the I-10 corridor, including Tucson International Airport and Davis-Monthan Air Force Base. The request provides an opportunity to add an existing research facility to the City of Tucson that will contribute to the City's economic vitality and community character.

Vehicular access to the proposed rezoning location is from Hughes Access Road, which is located immediately to the north of the site. Within the City of Tucson, Hughes Access Road is identified as an arterial street on the City of Tucson *Major Streets and Routes Plan* map, with a future right-of-way of 200 feet. Therefore, the Original City Zoning includes designation of that portion of Hughes Access Road lying within the annexation district extends the *Major Streets and Routes Plan* designation for Hughes Access Road.

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.

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Rezoning: Pima County CI-2 to City of Tucson I-2**

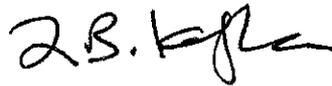
CONCLUSION

The establishment of original City zoning for this parcel, translating from County CI-2 to I-2 zoning, is supported by the policies in the *General Plan* and the *Rincon/Southeast Subregional Plan*. Approval of the proposed translation OCZ zoning is appropriate.

RECOMMENDATION

The Zoning Examiner recommends approval of I-2 zoning.

Respectfully Submitted,



Linus Kafka
Zoning Examiner

ATTACHMENTS:

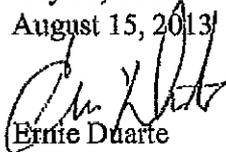
Public Hearing Minutes
Rezoning Staff Report



MEMORANDUM

DATE: July 31, 2013
August 15, 2013

TO: Linus Kafka
Zoning Examiner

FROM: 
Ernie Duarte
Planning & Development Services
Director

SUBJECT: REZONING: PLANNING & DEVELOPMENT SERVICES REPORT
ESTABLISHMENT OF ORIGINAL CITY ZONING
C15-13-02 Hoover and Hughes Annexation District, County CI-2, City I-2,
(Ward 5)

Issue – This is a request by the City of Tucson to establish Original City Zoning on approximately- 488.48 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 east of Hoover Road and south of Hughes Access Road southwest of Tucson International Airport (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 *Major Streets & Routes* Arterial designation on Hughes Access Road.

Background Information

Annexation History – Mayor and Council adopted Ordinance No. 11059, annexing the Hoover and Hughes 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: Vacant undeveloped land

Surrounding Zones and Land Uses:

North: Zoned I-2; Heavy Industrial
South: Zoned CMH-1 single family residential, vacant
East: Zoned I-2; Heavy Industrial
West: Zoned CI-2; Union Pacific ROW and tracks

Previous Cases on the Property: none

Related Cases:

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 zoning was I-2. The translated City zoning of I-2 zone was comparable.

C15-02-02: Establishment of original City zoning for the Hughes Access Road/State Land Annexation District. The property comprised approximately 1,688 acres and was generally located south of Hughes Access Road and east and west of Country Club Road. The County zoning was RH and CI-2. The translated City zoning is RH and I-2.

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
CI-2	I-2	Major Streets & Routes Plan

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.

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Vehicular access to the proposed rezoning location is from Hughes Access Road, which is located immediately to the north of the site. Within the City of Tucson, Hughes Access Road is identified as an arterial street on the City of Tucson *Major Streets and Routes Plan* map, with a future right-of-way of 200 feet. Therefore, the Original City Zoning includes designation of that portion of Hughes Access Road lying within the annexation district extends the *Major Streets and Routes Plan* designation for Hughes Access Road.

Planning Considerations

The proposed annexation district is situated on 488.48 acres immediately south of the C15-09-03 Raytheon – Annexation District. The annexation district consists of generally undisturbed vacant lands. The establishment of original City zoning from Pima County CI-2 (County General Industrial) to City I-2 (City Heavy Industrial),

A total of ten free standing parcels are associated with the annexation district. Nine of the parcels are held by Pima County and one held by the State of Arizona.

The annexation site is within the boundaries of the *General Plan*, 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 *General Plan* 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. The *General Plan* supports industrial development 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 use respond to existing development patterns within or adjacent to the I-10 corridor, including Tucson International Airport and Davis-Monthan Air Force Base. The request provides an opportunity to add an existing research facility to the City of Tucson that will contribute to the City’s economic vitality and community character.

Conclusion – The establishment of original City zoning for this parcel, translating from County CI-2 to Restricted I-2 zoning, is supported by the policies in the *General Plan* and the *Rincon/Southeast Subregional Plan*. Approval of the proposed translation OCZ zoning is appropriate.