



**CITY OF
TUCSON**
ZONING
EXAMINER'S
OFFICE

Preliminary Report

July 18, 2014

Mike Czechowski
255 West Alameda
Tucson, Arizona 85701

**SUBJECT: C15-14-02 Empire Vista Annexation District
CR-3 and CB-2 to R-1 and C-2
Public Hearing: July 24, 2014**

Dear Mr. Czechowski,

Pursuant to the City of Tucson Unified Development Code and the Zoning Examiner's Rules of Procedures (Resolution No. 9428), this letter constitutes written notification of the Zoning Examiner's summary of findings for rezoning case C15-14-02 Empire Vista Annexation District. At the expiration of 14 days of the conclusion of the public hearing, the Zoning Examiner's Report (complete with background information, public hearing summary, findings of fact, conclusion, recommendation, and public hearing minutes) to the Mayor and Council shall be filed with the City Manager. A copy of that report can be obtained from either the Planning and Development Services Department (791-5550) or the City Clerk.

If you or any party believes that the Zoning Examiner's recommendation is based on errors of procedure or fact, a written request to the Zoning Examiner for review and reconsideration may be made within 14 days of the conclusion of the public hearing.

The public hearing held by the Zoning Examiner shall constitute the public hearing by the Mayor and Council. However, any person may request a new public hearing before the Mayor and Council. A request for a new public hearing must be filed in writing with the City Clerk within 14 days of the close of the Zoning Examiner's public hearing.

SUMMARY OF FINDINGS

This is a request by the City of Tucson to establish original city zoning on approximately 100 acres of land located east of Interstate 10 and south of Valencia Road and Littletown Road.

The creation of original city zoning upon annexation requires that zoning be translated from existing county zoning to the closest comparable city zoning designation. The site is currently zoned Pima County Single Family Residence (CR-3) and County General Business (CB-2). These zones will be translated to City Single Family Residential (R-1) and General Business (C-2). Additionally, the *Watercourse, Amenities, Safety and Habitat Ordinance* (WASH) and the *Airport Environs Zone* overlay (AEZ) will be extended.

To the north of the annexation site is the Valencia Crossing Planned Area Development (PAD 21). To the south are residential subdivisions, business uses and a trailer home-site, zoned Pima County CR-3, CB-1, and TH. To the east are residential subdivisions, zoned CR-3, R-1, and CI-1. To the west is Interstate 10, and uses zoned Pima County CB-2 and CR-3.

The Pima County CR-3 zone is a residential zone with a minimum lot size of 8000 square feet and permits a maximum building height of 34 feet. The City of Tucson R-1 zone is the closest comparable zone, with a minimum lot size of 7000 square feet and a maximum building height of 25 feet.

The Pima County CB-2 zone is a general commercial zone which permits a wide variety of commercial services. The CB-2 zone has no minimum lot size and a maximum building height of 39 feet. The City of Tucson C-2 zone is also a general commercial zone with a maximum building height of 40 feet.

The annexation district is within the *Rincon/Southeast Subregional Plan* and the future boundaries of *Plan Tucson*. The *Rincon/Southeast Subregional Plan* reflects commercial and some residential planned uses which respond to existing development patterns within or adjacent to the I-10 corridor, including Tucson International Airport and Davis-Monthan Air Force Base.

CONCLUSION

The rezoning request is consistent with the applicable *Plan Tucson* and *Rincon/Southeast Subregional Plan* policies. Approval of the proposed translation to original city zoning is appropriate, as well as extension of the applicable *Airport Environs Zone* and *WASH* ordinance designations.

RECOMMENDATION

The Zoning Examiner recommends approval of R-1 and C-2 zoning.

Sincerely,


Linus Kafka
Zoning Examiner

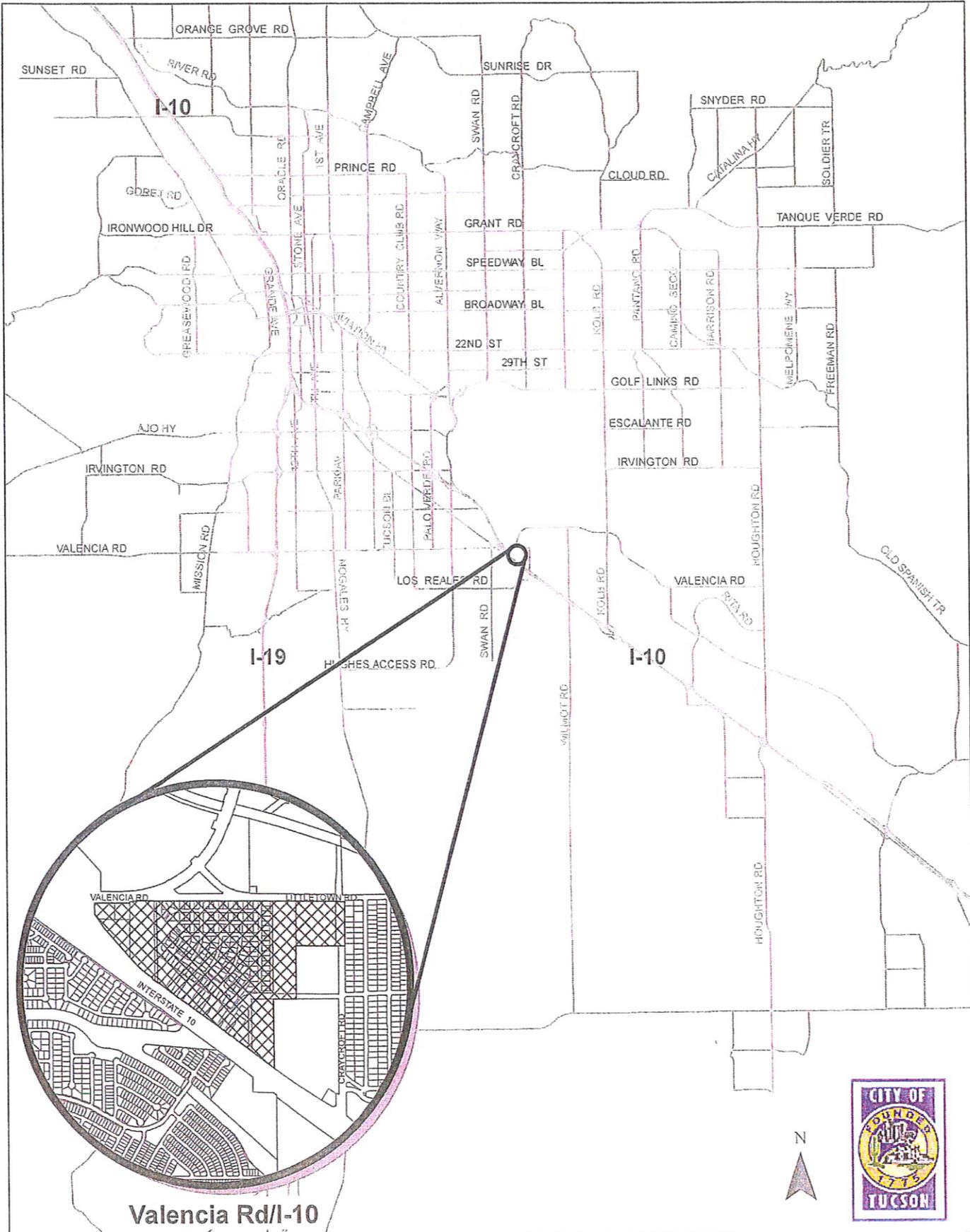
ATTACHMENTS:

Case Location Map

Rezoning Case Map

cc: City of Tucson Mayor and Council

C15-14-02 Empire Vista - Valencia Rd/I-10



Valencia Rd/I-10



C15-14-02 Empire Vista - Valencia Rd/I-10

Original City Zoning

