



MEMORANDUM

DATE: July 9, 2014
For July 24, 2014 Hearing

TO: Linus Kafka
Zoning Examiner

FROM: Ernie Duarte
Planning & Development Services
Director

SUBJECT: Establishment of Original City Zoning (OCZ)
PLANNING & DEVELOPMENT SERVICES REPORT
C15-14-02 Empire Vista Annexation District
CR-3 and CB-2 to R-1 and C-2 (Ward 5)

Issue – This is a request by The City of Tucson to establish original City zoning (OCZ) on approximately 100 acres of land. Establishment of Original City Zoning requires that the zoning be translated from the existing Pima County zoning to comparable City of Tucson zoning designations. The direct translation will be from Pima County Single Family Residence (CR-3) and County General Business (CB-2) to City Single Family Residential (R-1) and General Business (C-2) and extending the Watercourse, Amenities, Safety and Habitat (WASH) Ordinance, and the Airport Environs Zone (AEZ) overlays. The site is located east of Interstate 10 and south of Valencia Road and Littletown Road (see Case Location Map).

Planning & Development Services Recommendation – The Planning & Development Services Department recommends approval of R-1, C-2, and I-1 zoning, and extension of the *Watercourse, Amenities, Safety and Habitat* Ordinance (WASH) for the Julian Wash; and extension of the *Airport Environment Zone* (AEZ).

Background Information

Annexation History – On April 8, 2014, Ordinance No. 11152 was approved by Mayor and Council by a vote of 7-0.

Existing Land Use: Existing residential, commercial and undeveloped parcels.

Surrounding Zones and Land Uses:

North: Zoned PAD; Valencia Crossing PAD 21

South: Zoned CR-3, CB-1 and TH; Residential subdivisions, General Business 1, and Trailer Homesite

East: Zoned CR-3 & R-1, CI-1; Residential subdivisions

West: Zoned CB-2 & CR-3; Interstate 10, commercial and undeveloped light industrial

Previous Cases on the Property: none

Related Cases:

C15-12-01 Valencia Crossing Annexation District: Establishment of original City zoning on approximately 195 acres on property located near the Interstate 10 and Valencia Road interchange, from Pima County CR-3, CB-2 and I-1 to City of Tucson R-1, C-2 and I-1 zoning, and extension of applicable overlay zones. The ordinance became effective June 21, 2012.

C15-98-07 Alvernon Benson Highway Annexation District: Establishment of original City zoning on approximately 126.32 acres for the Alvernon/Benson Highway District, generally located east of Alvernon Way, north of Benson Highway, west of Palo Verde Road and south of the Julian Wash. The ordinance became effective July 20, 1999.

C9-97-02 Alvernon/Alvord Annexation District: Establishment of Original City Zoning on 33.45 acres at the southwest corner of Alvernon Way and Alvord Road. The ordinance became effective May 21, 1997.

Background Information – The Arizona Revised Statutes require municipalities to provide translation zoning for parcels within six 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.

Zoning Translation –

PIMA COUNTY ZONING	CITY TRANSLATION	CITY OVERLAY ZONES
CR-3 and CB-2	R-1 & C-2	
AE Height Overlay Zone	AE Height Zone 2	Airport Environs Zone
Major Wash (Julian Wash)	W.A.S.H.	W.A.S.H. Ordinance

The Pima County CR-3 Zone is a residential zone which requires 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 most comparable to the County zone. The R-1 Zone requires 7000 square foot lots and permits a maximum height of 25 feet.

The CB-2 Zone is a general commercial zone which permits a wide variety of commercial services. The CB-2 zone does not have a minimum lot size and permits structures up to 39 feet in height. The City C-2 is also a general commercial zone which allows structures up to 40 feet in height. There are two billboards within the proposed annexation district. Both are deemed nonconforming by virtue of an agreement between the owner (Clear Channel Communications) and Pima County.

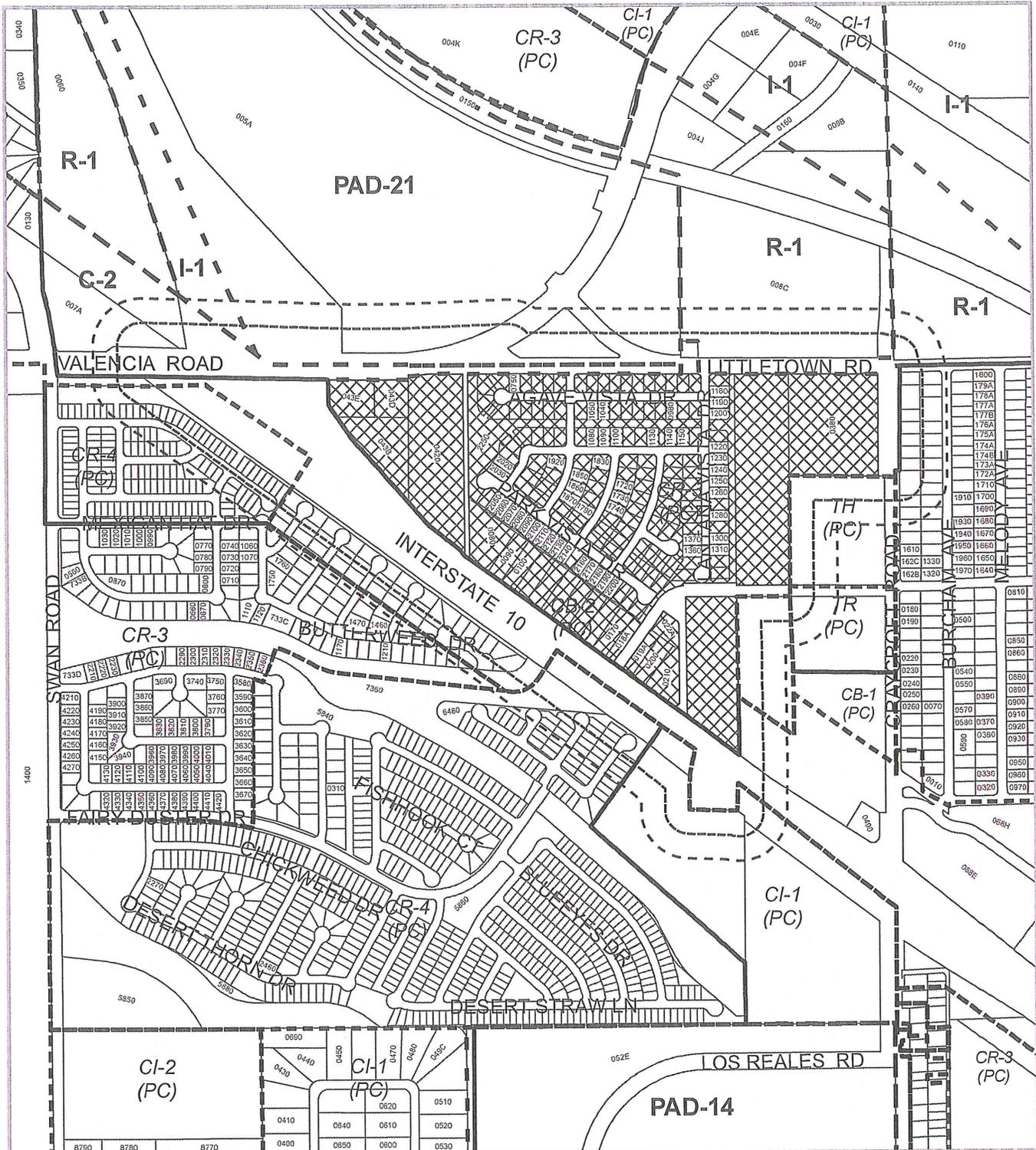
Planning Considerations

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 land 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 proposed R-1 and C-2 districts, as well as the proposed AEZ and WASH overlays, provide the most appropriate translation of zoning from Pima County zoning to the City of Tucson zoning.

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

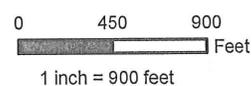
Original City Zoning

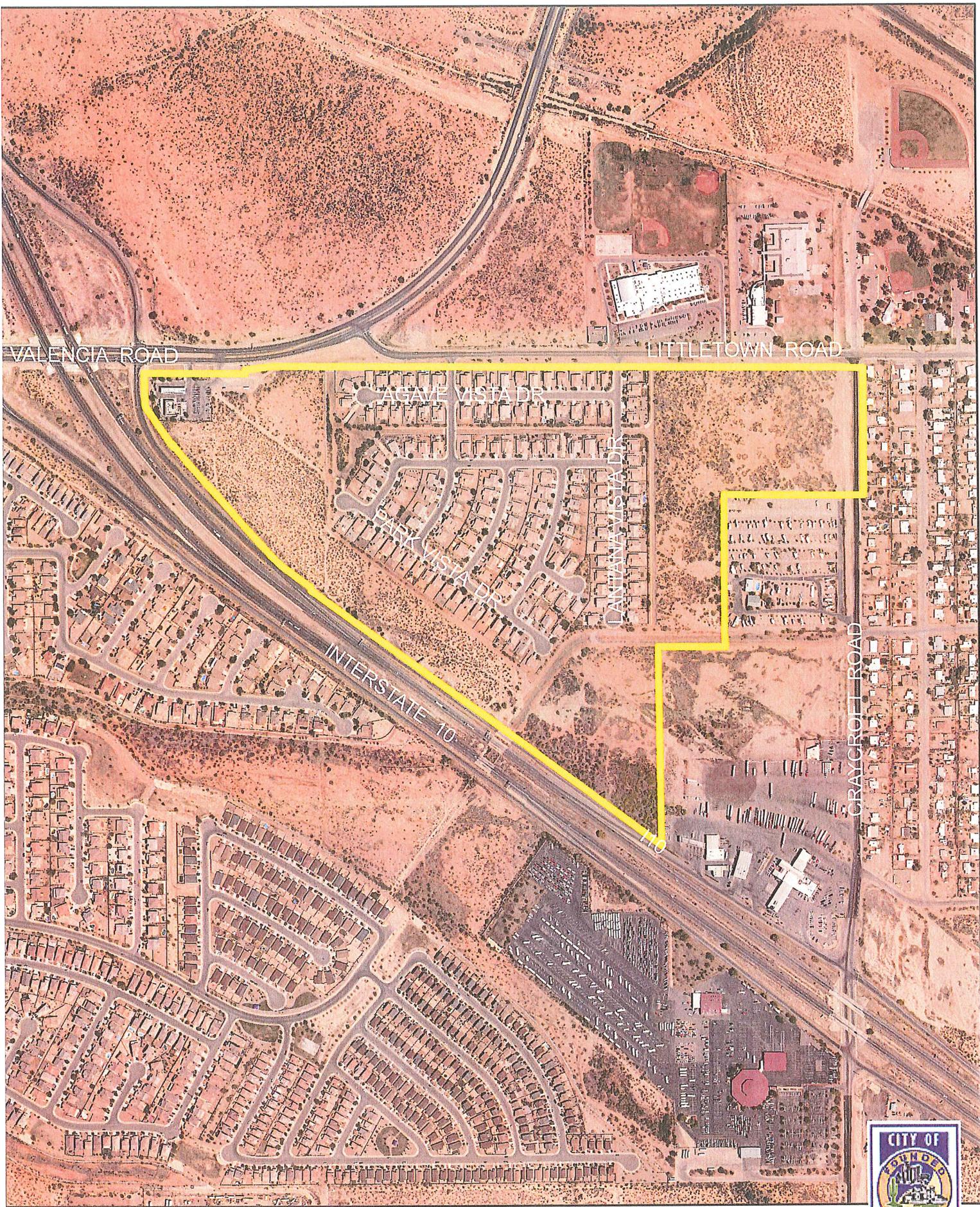


-  Area of Annexation
-  150' Protest Area
-  300' Notification Area
-  Zone Boundaries



Address: Valencia/I-10
 Base Maps: Sec.14 T.15 R.14
 Ward: 5

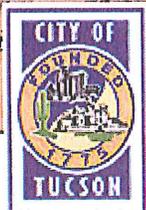




C15-14-02 Empire Vista - Valencia Rd/I-10
2012 Aerial



0 150 300 600
Feet
1 inch = 600 feet





MEMORANDUM

DATE: July 3, 2014

TO: File

FROM: Rezoning Section

SUBJECT: Certification of Mail Out of Zoning Examiner Public Hearing Notice on Annexation District

REZONING CASE NAME: C15-14-02 Empire Annexation District

This serves to place on record the fact that on July 3, 2014, BJ Viestenz, mailed notice of the Zoning Examiner's July 24, 2014, public hearing for annexation case C15-14-02 a minimum of fifteen (15) days prior to the public hearing.

Signature: _____

Date: _____

Attachment: copy of mailing list

cc: Linus Kafka, Zoning Examiner



CITY OF
TUCSON
PLANNING &
DEVELOPMENT
SERVICES
DEPARTMENT

July 8, 2014

Subject: C15-14-02 Empire Vista Annexation District

Dear Property Owner:

An original City zoning case has been filed for properties located of east and south of the Interstate Valencia Road. The zoning will be directly translated from the County Single Family Residence (CR-3) and County General Business (CB-2) to City Single Family Residential (R-1) and General Business (C-2). The Arizona Revised Statutes require municipalities to provide translation zoning for parcels within six 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.

A Zoning Examiner's public hearing has been scheduled for July 24, 2014, at 6:30 P.M. in the Mayor and Council Chambers, 255 West Alameda. The file is available for review during regular business hours at the Planning and Development Services Department, 201 North Stone Avenue, 2nd Floor, or on the internet at <http://www.tucsonaz.gov/PRO/pro/devactionsrch.jsp> . After accessing this link, click the "advanced Search" button and enter the "C15" case number in the activity number box.

If you need additional information, please contact Glenn Moyer at 8374953.

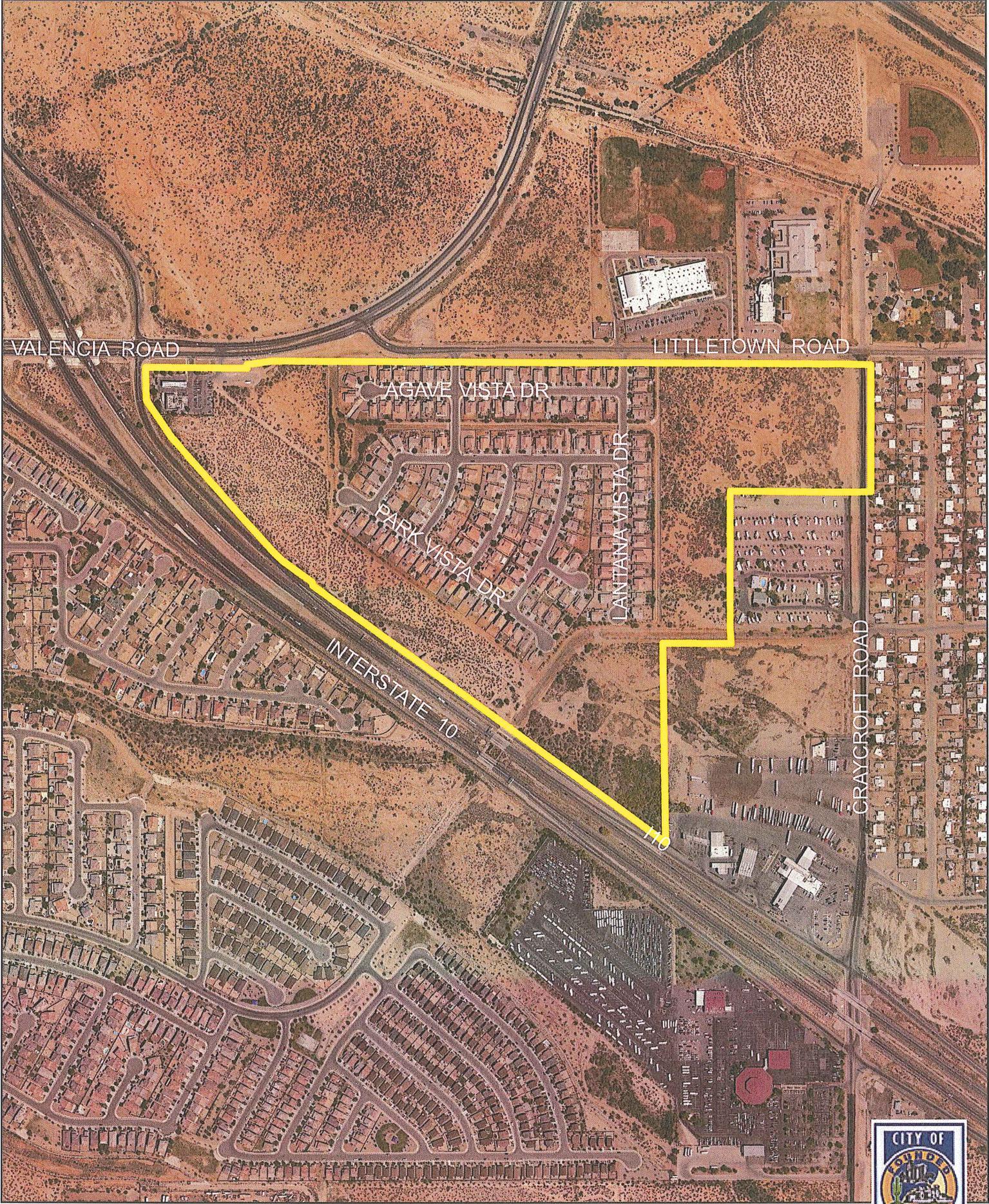
Sincerely,

Carolyn Laurie
Principle Planner

Attachment: Location Map

s:\OCZ\2014\02 neighborhood.docx

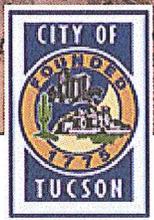
201 N. STONE AVENUE
P.O. BOX 27210 • TUCSON, AZ 85726-7210
(520) 791-5550 • FAX (520) 791-4340
E-Mail: Carolyn.Laurie@tucsonaz.gov



C15-14-02 Empire Vista - Valencia Rd/I-10
2012 Aerial



0 150 300 600 Feet
1 inch = 600 feet



CITY OF TUCSON PUBLIC HEARING NOTICE

County Assessor records indicate that you are an owner of property located within 300 feet of a parcel(s) that was recently annexed into the City of Tucson. The annexed parcel(s) are now subject to City zoning laws and regulations.

State law allows Pima County zoning to remain in effect until the City adopts original city zoning for the parcel(s) or for up to six (6) months after annexation. State law requires that the original city zoning provide no greater density of residential uses or intensity of nonresidential uses than is allowed in the county prior to annexation. City of Tucson policy is to adopt zoning that is most similar to what exists in the county.

The Zoning Examiner, on behalf of the Mayor and Council, conducts a public hearing and considers testimony for each original city zoning in the City of Tucson. Persons attending the hearing are to observe rules of propriety, decorum, and good conduct and are to refrain from rude or slanderous remarks. The Zoning Examiner may impose reasonable limitations on the number of speakers and the length of the testimony. After the Public Hearing, the Zoning Examiner issues a written report with findings of fact and a recommendation to the Mayor and Council. The Mayor and Council make the final decision on all original city zonings.

You may speak in favor or in opposition to the original city zoning during the public hearing. You may also submit a written approval or protest using the attached form. **This public hearing on establishment of original city zoning does not effect the annexation.**

PUBLIC HEARING INFORMATION

Date: Thursday, July 24, 2014

Time: 6:30 p.m.

Location: Mayor and Council Chambers* First Floor, City Hall, 255 West Alameda, Tucson, Arizona

PROPERTY TO BE ZONED

Case No.: C15-14-02

Location: The site is located east of Interstate 10 and south of Valencia Road and Littletown Road

Annexation Effective Date: On April 8, 2014, Ordinance No. 11152

Current County Zoning: CR-3 and CB-2 to R-1

Recommended City Zoning: R-1, C-2, and I-1 zoning

Notificación de Audiencia Pública del Examinador de Zonificación

Para oír y tomar en consideración el siguiente caso: C15-14-02 Empire Vista Distrito de Anexión

Locación: Al este y al sur de la Interstatal 10 y la calle Valencia

Zonificación actual del condado: CB-2 y R-3

Zonificación recomendada de la ciudad: C-2 y R-1

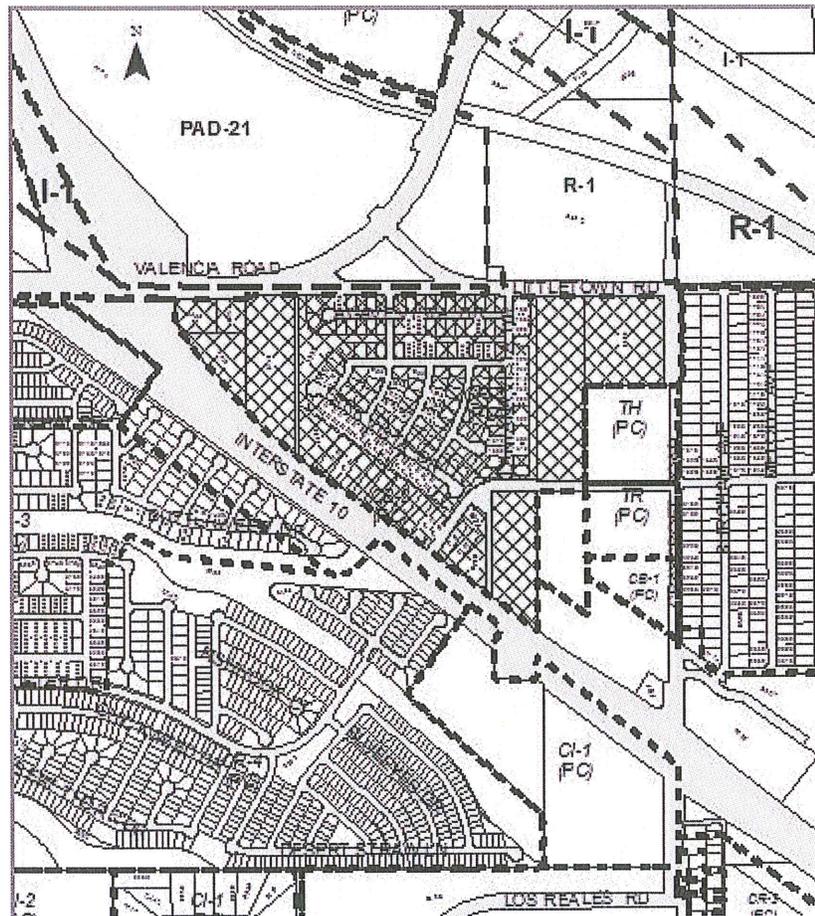
Si usted desea este documento escrito en Español, por favor llame al número de teléfono: 791-4541.

For further information, please call Glenn Moyer at 837.4954

*To better serve everyone in the community, the Mayor and Council Chambers is wheelchair accessible. An assistive listening system for the hearing impaired is in place. A request for reasonable accommodation for persons with disabilities must be made in the City Clerk's Office at least two working days prior to the meeting and can be made by calling 791-4213 or 791-2639 (TDD).

ZONING DISTRICT NARRATIVE SUMMARIES

- Establishment of Original City Zoning requires that the zoning be translated from the existing Pima County zoning to comparable City of Tucson zoning designations. The direct translation will be from Pima County Single Family Residence (CR-3) and County General Business (CB-2) to City Single Family Residential (R-1) and General Business (C-2) and extending the Watercourse, Amenities, Safety and Habitat (WASH) Ordinance, and the Airport Environs Zone (AEZ) overlays.



C15-14-02

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, insert date here at July 9, 2014

http://cms3.tucsonaz.gov/planning/prog_proj/projects/rezoning/index.html

C15-14-02

IMPORTANT REZONING NOTICE ENCLOSED



City of Tucson
Planning and Development Services
Department -Rezoning Section CL
201 N. Stone Avenue
P.O. BOX 27210
Tucson, Arizona 85726-7210

C15-14-02

Expose this flap - Affix stamp and return

City of Tucson
Planning and Development Services Department
Rezoning Section CL
201 N. Stone
P.O. Box 27210
Tucson, Arizona 85726-7210

Place

Stamp
Here