



MEMORANDUM

DATE: March 8, 2016
For March 23, 2016 Hearing

TO: Jim Mazzocco
Zoning Examiner

FROM: Manjeet Ranu, AICP 
Director
Planning & Development Services

SUBJECT: REZONING: PLANNING & DEVELOPMENT SERVICES REPORT
ESTABLISHMENT OF ORIGINAL CITY ZONING
C15-16-04 Children's Memorial Park Annexation District
County SH to City SH (Ward 3)

Issue – This is a request by the City of Tucson to establish Original City Zoning on approximately 23.78 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 adjacent to and within the Rillito Creek channel, approximately ¼ mile southwest of the intersection of Oracle Road and River Road (see Case Location Map). The property consists of land owned and maintained by Pima County Flood Control District. A portion of the annexation district is located immediately north of the Rillito Creek channel and is developed as a County park, with the remainder of the property located within the Rillito Creek floodway. Pima County will continue to own, operate, and maintain the park as a public entity in the river park system operated by Natural Resources, Parks and Recreation (NRPR) and Regional Flood Control District (RFCDD). The river park and trail system within the annexation district will also be maintained by Pima County NRPR.

Planning & Development Services Recommendation – The Planning & Development Services Department recommends approval of SH zoning as the Original City Zoning.

Background Information

Annexation History – Mayor and Council adopted Ordinance No. 11414, annexing the Children's Memorial Park Annexation District on November 22, 2016. The annexation became effective on December 22, 2016.

Existing Land Use: Pima County Park (Children's Memorial Park), Rillito River Park Loop Trail and Rillito Creek floodway.

Surrounding Zones and Land Uses:

North: Zoned CR-3 (Pima County); single family residential uses

South: Zoned C-3; commercial and retail uses, vehicle sales

East: Zoned RX-1; Rillito Creek floodplain

West: Zoned SH (Pima County) and MU (Pima County); Rillito Creek floodplain and electrical distribution substation

Previous Cases on the Property: None

Related Cases:

C15-15-04 Limberlost and Fairview Annexation District

This annexation district was a 113.2-acres of land located near the intersection of Limberlost Drive and Fairview Avenue and developed as a mix of manufactured housing, single-family residential, office, and commercial uses. The original County zoning was CB-2, MU, TR, and SH and was translated to City C-2, MU, O-3, and SH. The *Major Streets and Routes* arterial street designation for Wetmore Road was extended within the annexation district.

C9-86-34: Oracle – Limberlost

The site comprised approximately 2.4 acres of land. The annexation and rezoning site is located on the northeast corner of the intersection at Limberlost Drive and 14th Avenue. The original County zoning was SH and was translated to R-2 and B-2A.

C9-85-44: Rillito Ranch Estates

The site comprised approximately 108.2 acres of land. The annexation and rezoning site is located north of Wetmore Road and east of Fairview Avenue. The original County zoning was SH and was rezoned to B-2, B-2A and UR. The *Major Streets and Routes* arterial street designation for Wetmore Road was extended within the annexation district.

C9-82-48: Oracle Road – Wetmore Road II

The annexation district comprised approximately 648.1 acres located along the Rillito River from west of Oracle Road to east of 1st Avenue. The original County zoning was a mix of residential, office, and commercial zones and was rezoned to primarily commercial zones with some urban residential and mobile home zones. The *Major Streets and Routes* arterial street designation for Wetmore Road, Stone Avenue, and 1st Avenue, and scenic arterial street designation for Oracle Road were extended within the annexation district.

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 equivalent to what was allowed under County zoning.

The Pima County SH zone and the City of Tucson SH zone are comparable. The translation of County zones to City zones is summarized below.

County SH: A low-density residential zone allowing single-family residences, agricultural uses, churches, schools, and public utilities uses.

City SH: This zone provides for low density, large lot, single-family, residential development and suburban ranch uses.

PIMA COUNTY ZONING	CITY TRANSLATION	CITY OVERLAY ZONES
SH	SH	None

Planning Considerations

The annexation district is approximately 23.78 acres of land currently developed as a as a County park and river park trail, with the remainder of the property being undeveloped and located within the Rillito Creek floodway. The request is to establish Original City Zoning from Pima County SH (County Suburban Homestead) to City SH (City Suburban Homestead).

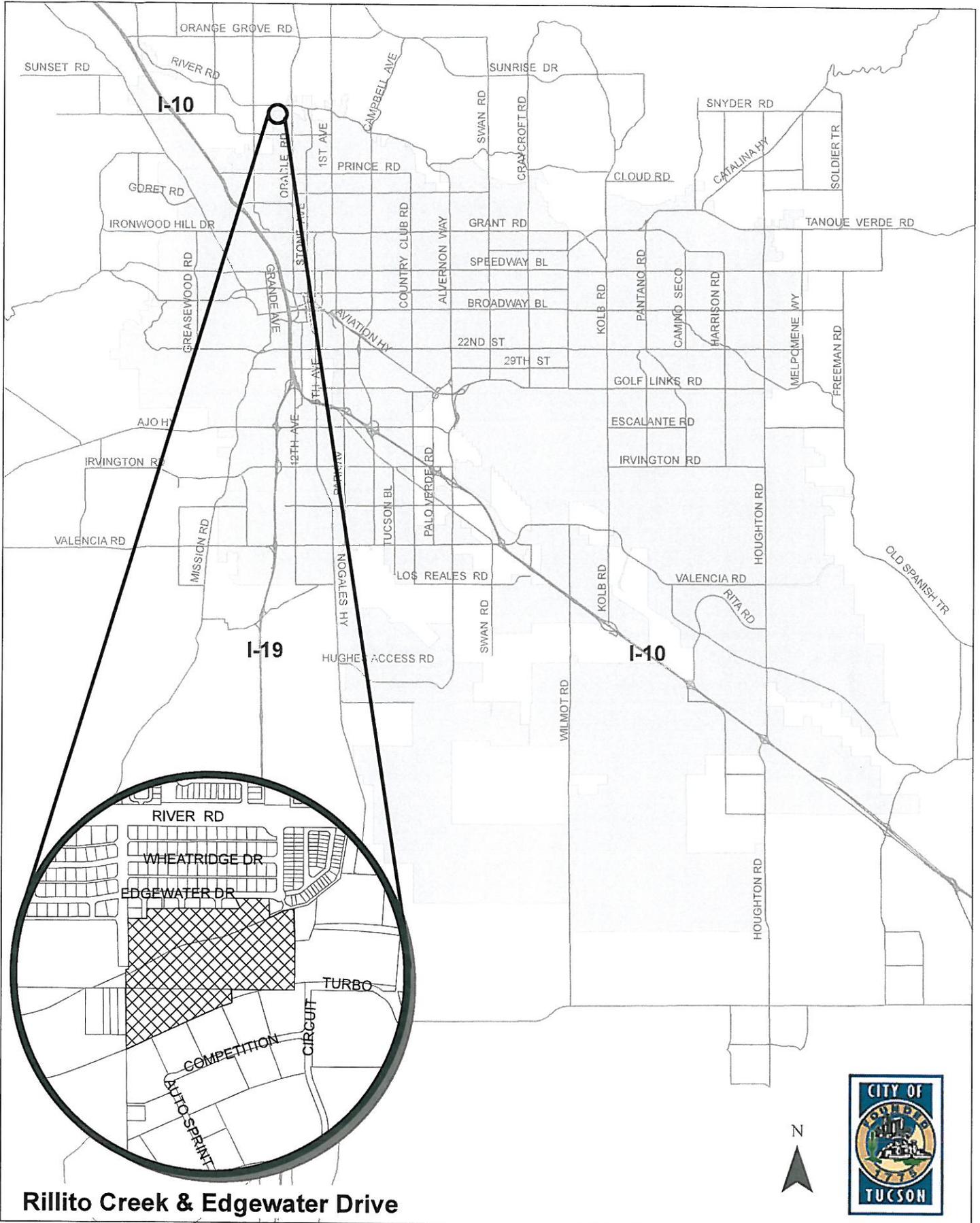
A total of three parcels are associated with the annexation district. The two parcels located predominantly within the Rillito Creek floodway are 5.36 acres and 11.44 acres, and the parcel developed as Children’s Memorial Park is approximately 6.98 acres. The park will continue to be owned, operated, and maintained by Pima County.

The annexation site is within the boundaries of the *Plan Tucson*, and the *Catalina Foothills Subregional Plan*. The request to establish original city zone from Pima County SH to City SH is consistent with the *Plan Tucson* 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 *Plan Tucson* supports pursuing annexation with the ultimate goal of having urban commercial and residential areas located within incorporated city limits.

The *Catalina Foothills Subregional Plan* reflects the subject annexation district area near the Rillito Creek to include rezoning considerations of the Natural and Cultural Resources Policies, including the Regional Trail System, River Parks, and Archaeological and Historic Preservation. The request provides an opportunity to add the Pima County park and a portion of the regional trail system, into the City of Tucson, contributing to the City’s economic vitality and community character.

Conclusion – The establishment of original City zoning for these parcels, translating from Pima County SH to City SH zoning, is supported by the policies in the *Plan Tucson* and the *Catalina Foothills Subregional Plan*. Approval of the proposed Original City Zoning translation is appropriate. No future rezoning is anticipated to allow the existing land uses to continue.

C15-16-04 Children's Memorial Park Annexation District



Rillito Creek & Edgewater Drive



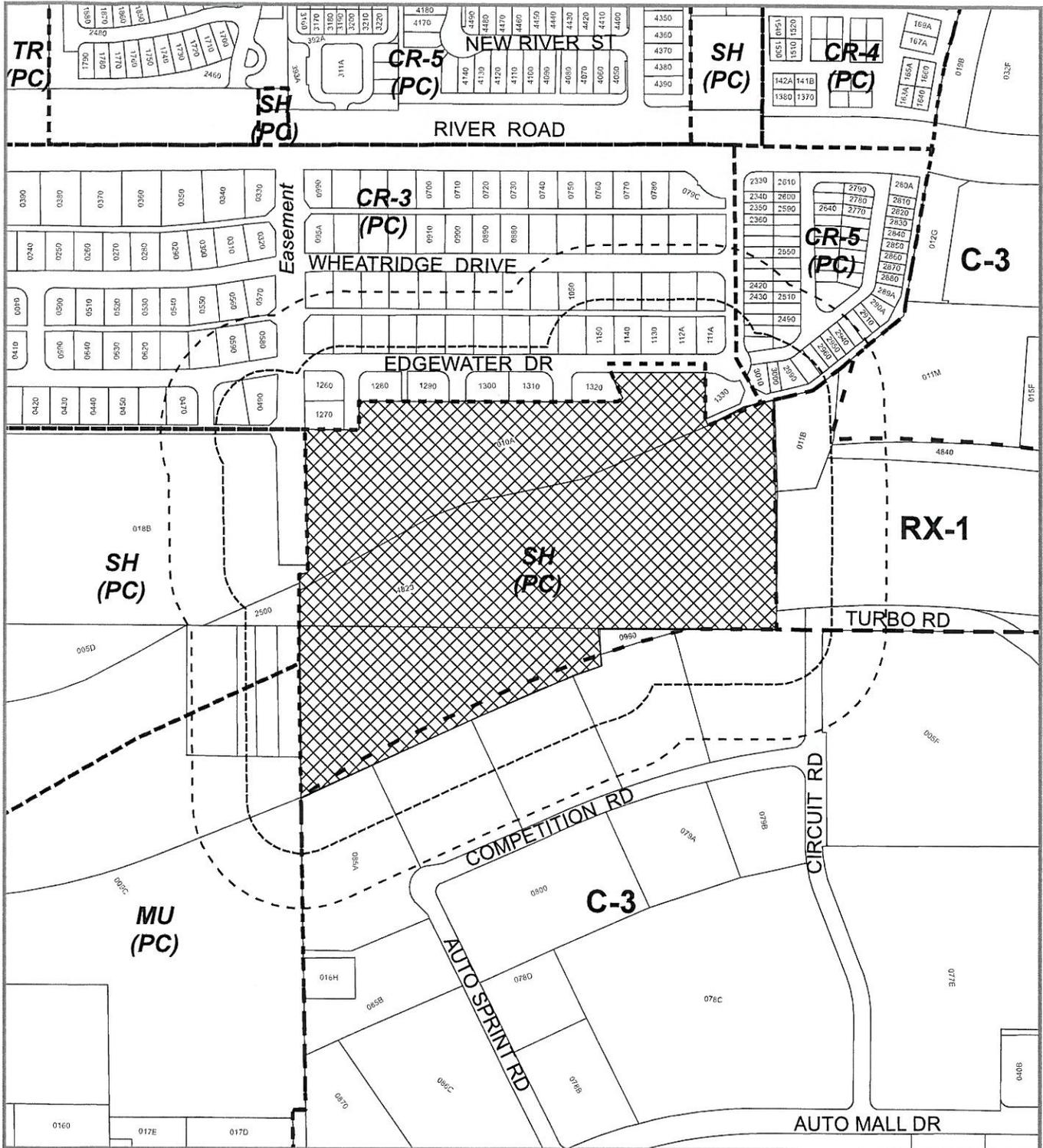
**C15-16-04 Childrens Memorial Park -
Annexation District**
2016 Aerial

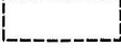
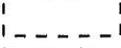
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C15-16-04 Children's Memorial Park Annexation District

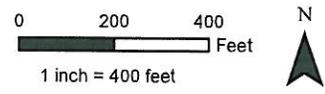
Original City Zoning



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



Address: Rillito Creek & Edgewater Drive
 Base Maps: Sec.13 T.14 R.13
 Ward: 3



PUBLIC FACILITIES AND SERVICES REPORT FOR March 23, 2017
(as of March 2, 2017)

C15-16-04 Children's Memorial Park Annexation District, County SH to City SH Zone

CITY AGENCIES

Planning & Development Services – Zoning Review: See attached comments dated 1/13/17.

Planning & Development Services – Sign Code: See attached comments dated 1/24/17.

No Objections Noted

Tucson Fire Department

Planning & Development Services – Landscape

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, March 8, 2017 at

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

C15-16-04



City of Tucson PMc
Planning & Development Services
201 N. Stone Avenue
P.O. BOX 27210
Tucson, Arizona 85726-7210

C15-16-04
IMPORTANT REZONING NOTICE ENCLOSED