



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

Preliminary Report

December 24, 2015

Mike Czechowski
City of Tucson
255 West Alameda Street, 4th Floor
Tucson, Arizona 85701

**SUBJECT: C15-15-04 Limberlost and Fairview Annexation District
Original City Zoning
Public Hearing: December 17, 2015**

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 C15-15-04 Limberlost and Fairview Annexation District Original City Zoning. 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.

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SUMMARY OF FINDINGS

This is a request by the City of Tucson to establish Original City Zoning on approximately 113.2 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 surrounding the intersection of Limberlost Drive and Fairview Avenue. The property consists of land currently developed as a mix of manufactured housing, single-family residential, office, and commercial. The request includes a pre-annexation and development agreement with development approval.

Current Pima County CB-2 Zone is a general business use zone that includes automobile sales and repair, wholesale activities and manufacturing limited to 25 percent of the floor area. Current Pima County MU Zone is a multiple use district that allows single- and multi-family residences, churches and schools. Limited commercial uses are typically permitted only as special exception land uses. Current Pima County TR Zone is a low density residential zone that allows single-family residences, commercial/agriculture uses, churches, schools, and public utilities. Current Pima County SH Zone is a low density residential zone which allows single-family residences, commercial/agricultural uses, churches, schools and public utilities uses.

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 closest comparable translations to City of Tucson zoning are, respectively, C-2, MU, O-3, and SH.

Within the City of Tucson, Wetmore 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 120 feet. Therefore, the Original City Zoning includes designation of that portion of Wetmore Road lying within the annexation district extends the *Major Streets and Routes Plan* designation for Wetmore Road. Within the City of Tucson, Fairview Avenue is identified as a collector street on the City of Tucson *Major Streets and Routes Plan* map, with a future right-of-way of 76 feet. Therefore, the Original City Zoning includes designation of that portion of Fairview Avenue lying within the annexation district extends the *Major Streets and Routes Plan* designation for Fairview Avenue.

The proposed annexation district is situated on 113.2 acres surrounding the intersection of Limberlost Drive and Fairview Avenue. The annexation district consists of land currently developed as a mix of manufactured housing, single-family residential, office, and commercial uses. A total of one hundred forty-

seven parcels are associated with the annexation district. These parcels range in size from 396 square feet to 11.95 acres and in uses from single-family residential to commercial.

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 CB-2 to City C- 2, Pima County MU to City MU, Pima County TR to City O-3, and Pima County SH to City MU 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 proposed original city zone supports residential development that will contribute to Tucson's overall economic vitality and community character.

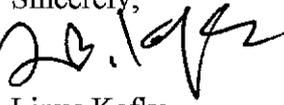
The *Catalina Foothills Subregional Plan* reflects the subject annexation district area near the Rillito River to include rezoning considerations of the Natural and Cultural Resources Policies, including the Regional Trail System, River Parks, and Archaeological and Historic Preservation. The request provides an opportunity to add the Pima County approved development plan sites for the automotive dealership uses, into the City of Tucson, that will contribute to the City's economic vitality and community character.

CONCLUSION

The establishment of original City zoning for these parcels, translating from Pima County CB-2 to City C-2, Pima County MU to City MU, Pima County TR to City O-3, and Pima County SH to City SH zoning, is supported by the policies in the *Plan Tucson* and the *Catalina Foothills Subregional Plan*. The *Major Streets and Routes Plan*, arterial route designation for Wetmore Road and collector designation for Fairview Avenue will extend those portions of Wetmore Road and Fairview Avenue lying within the annexation district. Approval of the proposed translation OCZ zoning is appropriate.

RECOMMENDATION

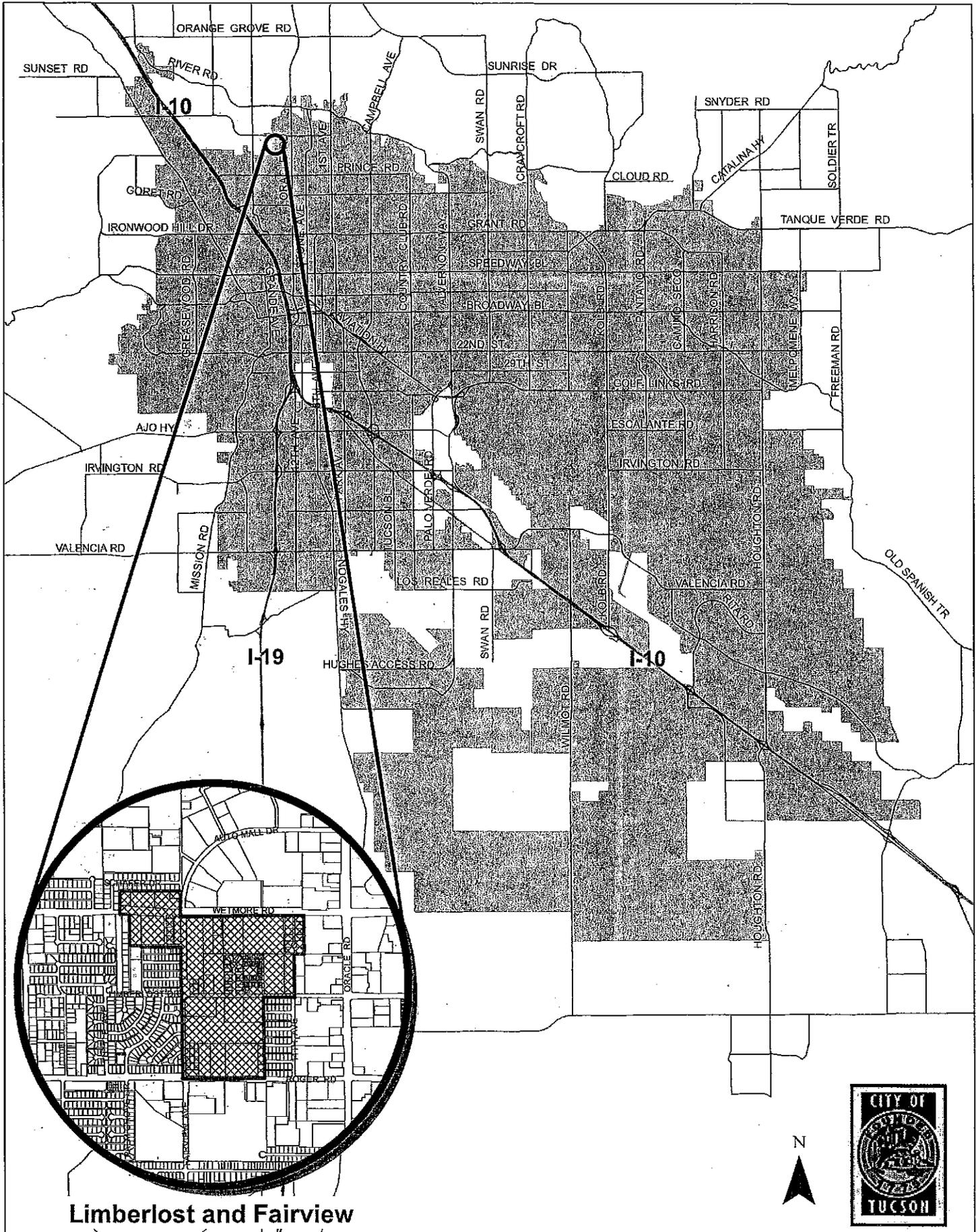
The Zoning Examiner recommends approval of C-2, MU, O-3 and SH zoning.

Sincerely,

Linus Kafka
Zoning Examiner

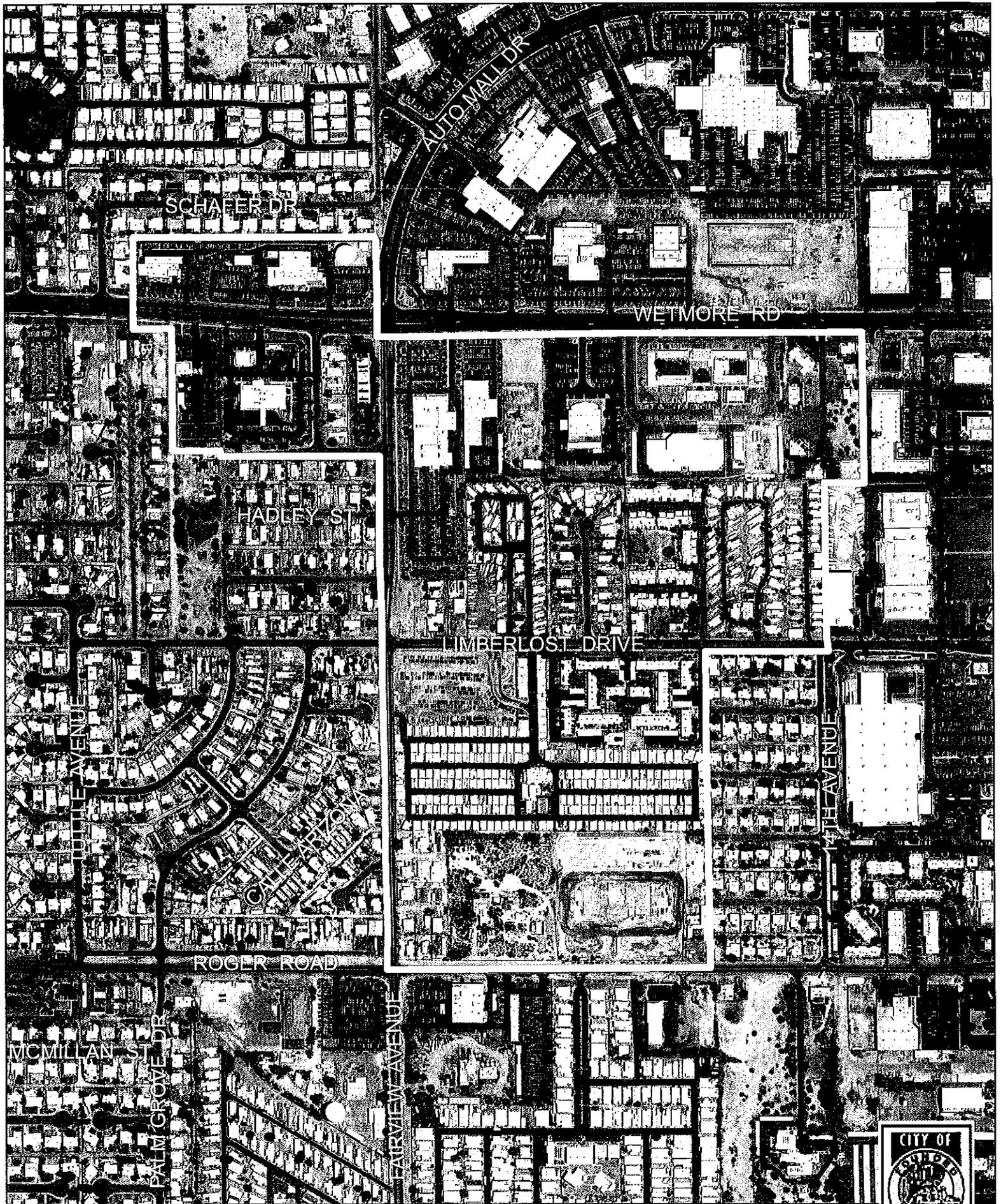
ATTACHMENTS:

Case Location Map
Rezoning Case Map
cc: City of Tucson Mayor and Council

C15-15-04 Limberlost and Fairview Annexation District



Limberlost and Fairview



C15-15-04 Limberlost and Fairview Annexation District
2014 Aerial

