



ZONING EXAMINER

REPORT TO MAYOR AND COUNCIL

April 8, 2016

C9-15-05 River and Kino Annexation District

Original Zoning: (Pima County) CR-1 to RX-1 and (Pima County) SR to SR

BACKGROUND

This request to establish Original City Zoning involves a rezoning from Pima County CR-1 zone (County Residential) to City RX-1 zone (City Residential) and Pima County SR zone (County Suburban Ranch) to City SR zone (City Suburban Ranch).

Arizona State law provides the Original City Zoning must be applied to recently annexed property 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. The City's RX-1 and SR zones are the closest comparable translations to the County's respective CR-1 and SR zones.

The annexation site is within the boundaries of the *Plan Tucson*, and the *Catalina Foothills Subregional Plan*.

PUBLIC HEARING SUMMARY (Minutes Attached)

Planning and Development Services Department presented the staff report with a recommendation for approval.

Property owners to the east of the rezoning area submitted written protest mainly because Pima County's Comprehensive Plan showed the rezoning area with the land use designation of Low Intensity Urban that would not allow any rezonings to office or higher densities. The *Catalina Foothills Subregional Plan* does not have a specific land use designation for this area, thus the rezoning area comes under the general policies of the *Subregional Plan* and *Plan Tucson*.

FINDINGS OF FACT

This application is a request by the City of Tucson to establish Original City Zoning on approximately 7.78 acres of land recently annexed by the City of Tucson. There are three

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Rezoning: (Pima County) CR-1 to RX-1; (Pima County)SR to SR

parcels associated with the annexation district. They include property held by the North American Islamic School, Pima County, and a private owner.

The annexation site is within the boundaries of the *Plan Tucson*, and the *Catalina Foothills Subregional Plan*, but not within a specific adopted map detail as noted above. The request to establish Original City Zoning is consistent with the *Plan Tucson* direction to pursue annexations. *Plan Tucson* recognizes that the long-term prosperity and vitality of the City are focused on the City's capability to serve the area, the potential for increased revenues, and the strategic importance of the location. The proposed rezoning supports development that will contribute to Tucson's overall economic vitality and community character

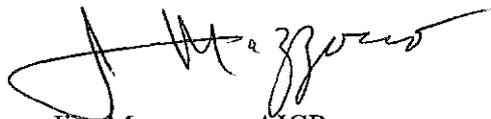
CONCLUSION

The establishment of Original City Zoning for the subject parcels, translating from Pima County CR-1 and SR zones to the City's RX-1 and SR zones respectively is supported by *Plan Tucson*. Approval of the proposed translation zoning is appropriate.

RECOMMENDATION

The Zoning Examiner recommends approval of RX-1 and SR zoning as appropriate City zones within the annexation district.

Respectfully Submitted,



Jim Mazzocco, AICP
Zoning Examiner

ATTACHMENTS: