PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT - PLANNING DIVISION
STAFF REPORT TO THE PLANNING AND ZONING COMMISSION

HEARING January 27, 2016

DISTRICT 4

CASE P15RZ00014 State of Arizona – S. Houghton Road Rezoning

REQUEST Rezone from GR-1/AE (Rural Residential/Airport Environs and Facilities) to CI-2/AE (General Industrial/Airport Environs and Facilities) (135 acres)

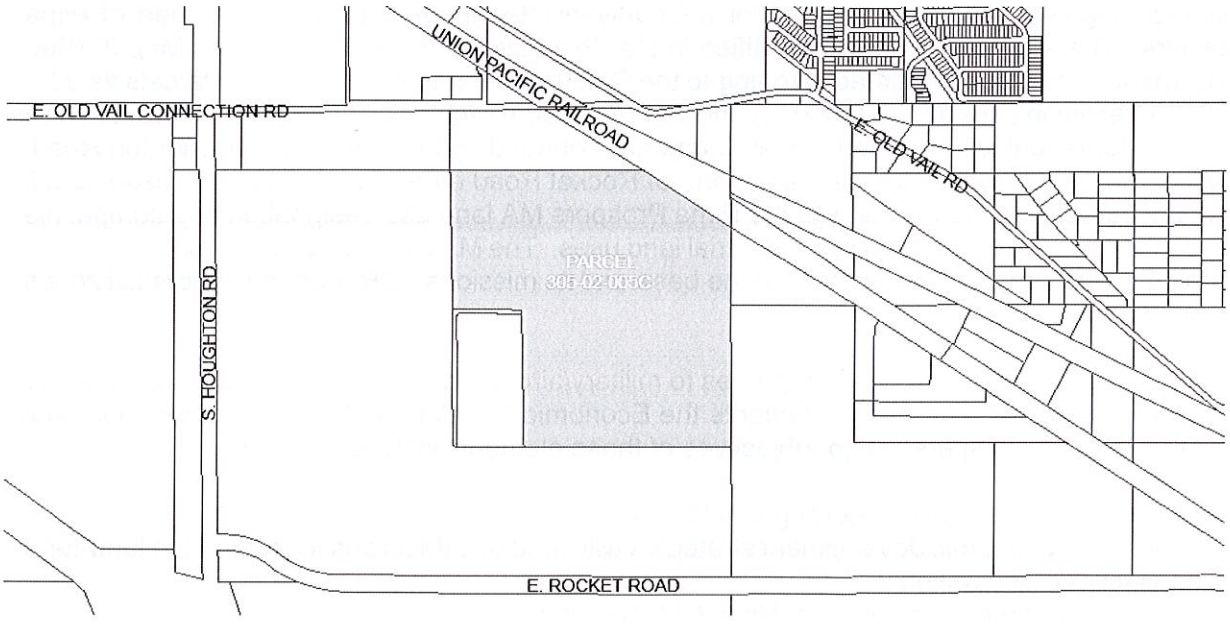
OWNER State of Arizona
State Land Department
1616 W. Adams St.
Phoenix, AZ 85007

APPLICANT Pima County, Development Services Department (DSD)

APPLICANT'S PROPOSED USE
No development is proposed for the near future.

APPLICANT'S STATED REASON
The proposed rezoning would place the residentially zoned parcel in conformance with the Military/Airport land use designation and regional policies of Pima Prospers (Pima County Comprehensive Plan). The County-initiated rezoning arose from the Pima Prospers process.

MAP LOCATION



COMPREHENSIVE PLAN DESIGNATION
Pima Prospers designates the subject 135-acre parcel as Military/Airport (MA). The requested General Industrial (CI-2) zone for the property conforms to the MA designation. A map and

description for the Comprehensive Plan designation are attached.

SURROUNDING LAND USES/GENERAL CHARACTER

North:	GR-1	Vacant/Union Pacific Railroad
South:	RX-1 (City of Tucson)	Vacant
East:	GR-1/RX-1 (City of Tucson)	Vacant
West:	TH/RX-1 (City of Tucson)	Vacant/Mobile Home Park

PREVIOUS REZONING CASES ON PROPERTY

None

PREVIOUS REZONING CASES IN GENERAL AREA

Recent activity:

None

Past activity:

The parcel immediately west and adjacent to the proposed rezoning site was rezoned TH (Trailer Homesite) from GR-1 (Co9-84-037). A mobile home park is located on the parcel. In case # Co9-62-034 the parcels north of the proposed rezoning site were rezoned CI-2 from GR-1. Genral industrial and small commercial lots are the current uses.

STAFF REPORT SUMMARY

Staff recommends **APPROVAL with conditions**. Pima County DSD proposes a CI-2/AE rezoning from the GR-1/AE zone on a 135-acre parcel located approximately 2,300 feet east of Houghton Road, 1,300 feet north of Rocket Road, and south of the Union Pacific Railroad. The subject property, parcel # 305-02-005C, is situated at the eastern end of the Davis-Monthan Air Force Base (DMAFB) Approach/Departure Corridor (ADC-3). The parcel is not located within the Maeveen Marie Behan Conservation Lands System (CLS).

This rezoning is a candidate property for a County-initiated industrial rezoning as part of Pima Prospers. The subject property is identified in the "Pre-rezoning for Industrial Uses Map 3" (See attachment). The County-initiated rezoning to the CI-2 is supported by the owner. Parcels #s 305-09-0100 (rezoning case # P15RZ00011) and 141-26-006E (rezoning case # P15RZ00013) are also proposed for rezonings identified in Map 3 and are bounded by the east side of Houghton Road; south of the Union Pacific Railroad; and north of Rocket Road area. Approval of the rezoning will bring the parcel in conformance with the Pima Prospers MA land use designation and compatible with surrounding military/airport and industrial land uses. The MA land use designation restricts the rezoning districts to those compatible to the base and its missions. GR-1 or any residential zones are not permitted.

Re-purposing residentially-zoned properties to military/airport and industrial land uses adjacent to the DMAFB is an initiative that implements the Economic Development and Land Use Elements identified in Pima Prospers. Major objectives of those elements include:

- protecting the region's existing employers
- aligning economic development strategies with land use decisions to support the long-term viability of the region
- guarding the military functionality of DMAFB, and
- guiding development in order to protect DMAFB's economic benefits, while increasing the economic diversity and viability of the community by facilitating the development of other key sectors in ways that are compatible with DMAFB's mission.

Pima Prosper policies and measures that implement economic development and land use objectives include enforcement of the zoning code requirements for proposed development within DMAFB Environs and Facilities Zones and buffering DMAFB from residential encroachment. Conditions for new development include compliance with all applicable sound mitigation, density and land use constraints within accident potential zones, and of DMAFB ADC restrictions.

Concurrency of Infrastructure
Concurrency of infrastructure exists to serve the proposed development:

CONCURRENCY CONSIDERATIONS		
Department/Agency	*Concurrency Considerations Met: Yes / No / NA*	*Other Comments*
TRANSPORTATION	Yes	No objection
FLOOD CONTROL	Yes	No objection
WASTEWATER	Yes	No objection
PARKS AND RECREATION	Yes	No objection
WATER	N/A	N/A
SCHOOLS	N/A	N/A
AIR QUALITY	N/A	N/A

TRANSPORTATION REPORT
The Department of Transportation has no objection to this request for rezoning.

FLOOD CONTROL REPORT
No comments.

WASTEWATER RECLAMATION REPORT
The Planning Section of the Pima County Regional Wastewater Reclamation Department (PCRWRD) has no objection to this rezoning request. (See attachments)

ENVIRONMENTAL PLANNING REPORT
No comments.

CULTURAL RESOURCES REPORT
Prior to ground modifying activities, an on-the-ground archaeological and historic sites survey shall be conducted on the subject property. A cultural resources mitigation plan for any identified

archaeological and historic sites on the subject property shall be submitted at the time of, or prior to, the submittal of any tentative plan or development plan. All work shall be conducted by an archaeologist permitted by the Arizona State Museum, or a registered architect, as appropriate. Following rezoning approval, any subsequent development requiring a Type II grading permit will be reviewed for compliance with Pima County's cultural resources requirements under Chapter 18.81 of the Pima County Zoning Code.

NATURAL RESOURCES, PARKS AND RECREATION REPORT
No comments.

PUBLIC COMMENT
As of the writing of this staff report, staff has not received any public comments.

IF THE DECISION IS MADE TO APPROVE THE REZONING, THE FOLLOWING STANDARD AND SPECIAL CONDITIONS SHOULD BE CONSIDERED:

Completion of the following requirements within five years from the date the rezoning request is approved by the Board of Supervisors:

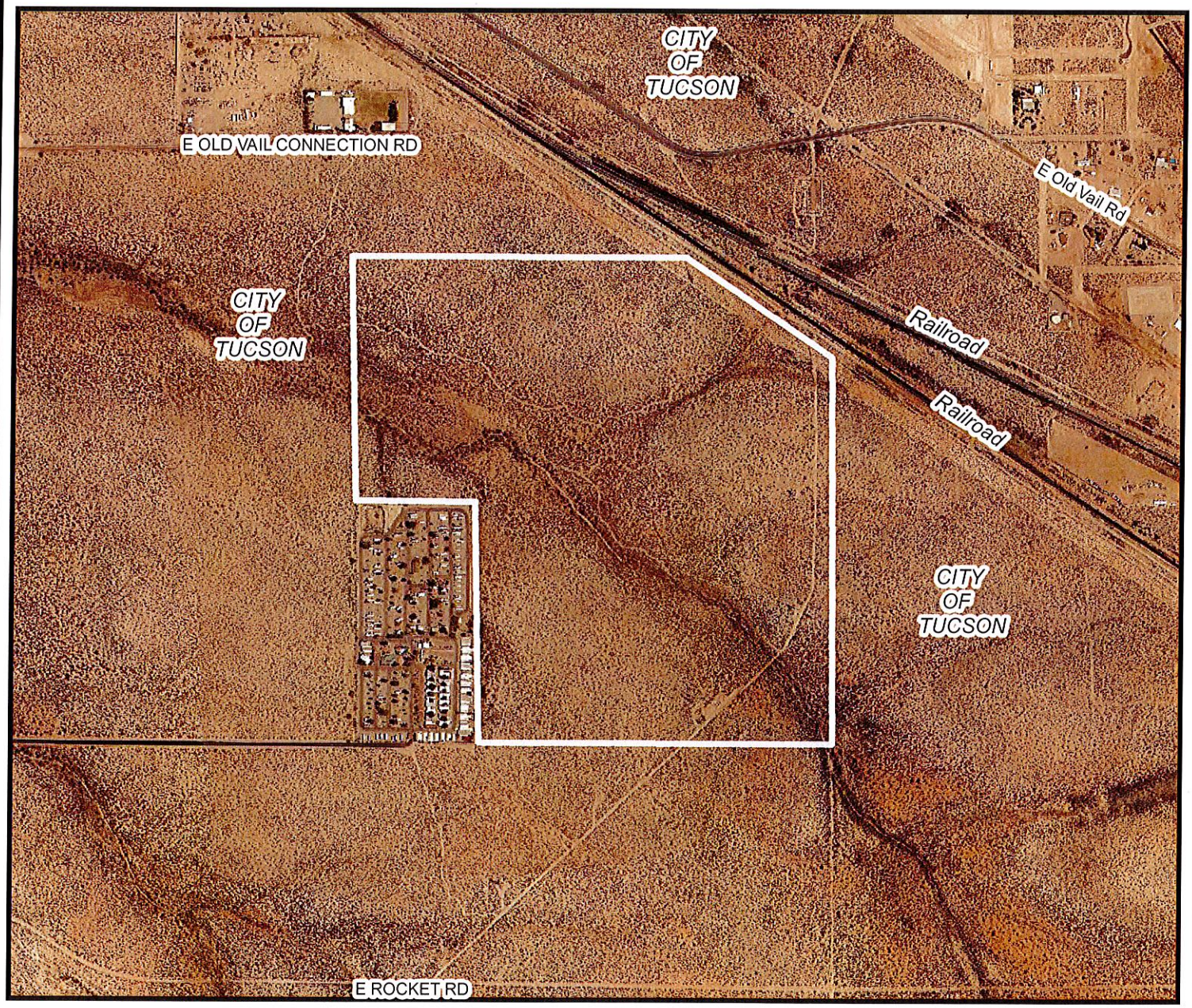
1. Submittal of a development plan if determined necessary by the appropriate County agencies.
2. Recording of the necessary development related covenants as determined appropriate by the various County agencies.
3. Provision of development related assurances as required by the appropriate agencies.
4. Prior to the preparation of the development related covenants and any required dedication, a title report (current to within 60 days) evidencing ownership of the property shall be submitted to the Development Services Department.
5. The property owner shall execute and record the following disclaimer regarding Prop 207 rights. "Property Owner acknowledges that neither the rezoning of the Property nor the conditions of rezoning give Property Owner any rights, claims or causes of action under the Private Property Rights Protection Act (Arizona Revised Statutes Title 12, chapter 8, article 2.1). To the extent that the rezoning or conditions of rezoning may be construed to give Property Owner any rights or claims under the Private Property Rights Protection Act, Property Owner hereby waives any and all such rights and/or claims pursuant to A.R.S. § 12-1134(I)."
6. In the event the subject property is annexed, the property owner shall adhere to all applicable rezoning conditions, including, but not limited to, development conditions which require financial contributions to, or construction of infrastructure, including without limitation, transportation, flood control, or sewer facilities.

Respectfully Submitted,

Artemio Hoyos, AICP
Case Planner

Cc: State of Arizona, State Land Department, Attn: Mark Edelman, 1616 W. Adams St, Phoenix, AZ 85007

Case #: P15RZ00014
Case Name: STATE OF ARIZONA - S. HOUGHTON ROAD REZONING
Tax Code(s): 305-02-005C



0 355 710 1,420 Feet

PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION

PIMA COUNTY
DEVELOPMENT SERVICES

Notes:

PIMA COUNTY COMPREHENSIVE PLAN CO7-13-10

Planning & Zoning Hearing: 01/27/16 (scheduled)

Base Map(s): 134	Map Scale: 1:10,000	Map Date: 1/13/2016

N
W E
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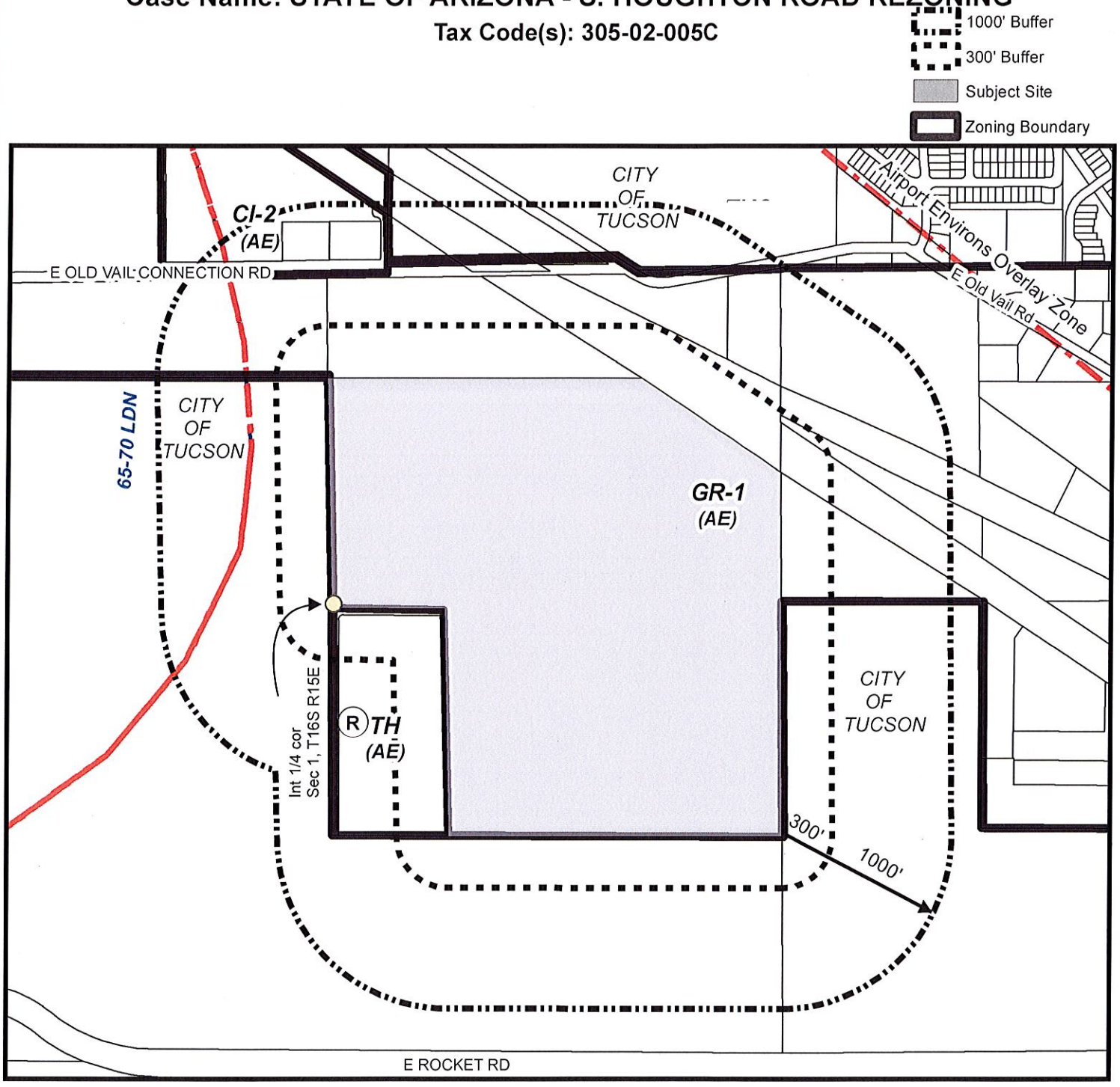


0 360 720 1,440 Feet

Area of proposed rezoning from GR-1 (AE) to CI-2 (AE)

PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION

PIMA COUNTY DEVELOPMENT SERVICES

Notes:

PIMA COUNTY COMPREHENSIVE PLAN CO7-13-10

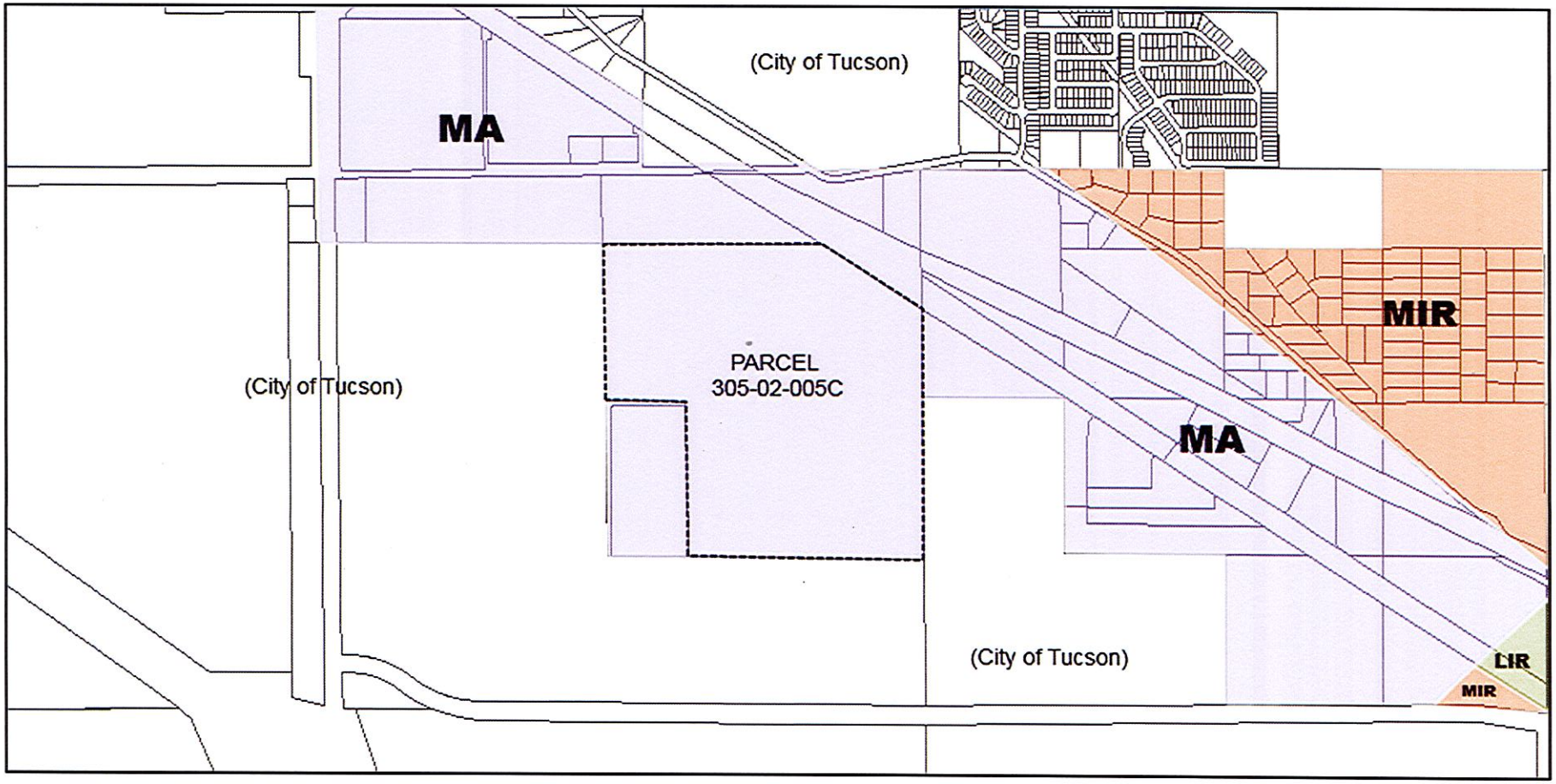
Planning & Zoning Hearing: 01/27/16 (scheduled)

Base Map(s): 134	Map Scale: 1:10,000	Map Date: 1/08/2016

N W E S

COMPREHENSIVE PLAN MAP

P15RZ00014 STATE OF ARIZONA – S. HOUGHTON ROAD REZONING



COMPREHENSIVE PLAN LAND-USE CATEGORY DEFINITION

Military Airport (MA)

Objective: To recognize Davis-Monthan Air Force Base (DMAFB) as a unique and significant factor in shaping the history, character, and economy of Eastern Pima County; provide guidance for future compatible land uses to promote the health, safety, and welfare of the community; and, to promote the long-term viability of the base and its missions.

A. Residential Gross Density: New residential development is not a compatible use.
B. Zoning Districts: Only the following zoning districts shall be deemed in conformance with the Land Use Plan subject to compliance with the zoning code:

1. CB-1 Local Business Zone
2. CB-2 General Business Zone
3. CPI Campus Park Industrial Zone
4. CI-1 Light Industrial/Warehousing Zone
5. CI-2 General Industrial Zone
6. SP Specific Plan Zone

COMPREHENSIVE PLAN SPECIAL AREA POLICY

S-23 Davis-Monthan Air Force Base (DMAFB)

Approach-Departure Corridor 3 (ADC-3), consisting of the Approach-Departure Corridor from 30,000 to 50,200 feet at the southeastern end of the main Davis-Monthan AFB runway.

All non-residential uses (except elementary and secondary schools, day care facilities, hospitals, and uses involving significant quantities of hazardous or flammable materials) would be considered compatible; residential uses (including extended care facilities and nursing homes) would not be considered compatible. Performance standards would apply to the non-residential uses, so that a "checkerboard" pattern of development is created, with buildings separated by areas devoted to parking or open space. This "checkerboard" pattern would provide relatively low overall building coverage, while also accommodating the development opportunities in the area.

PIMA COUNTY
REGIONAL WASTEWATER RECLAMATION DEPARTMENT
201 NORTH STONE AVENUE
TUCSON, ARIZONA 85701-1207

JACKSON JENKINS
DIRECTOR

PH: (520) 724-6500
FAX: (520) 724-9635

January 13, 2016

TO: **Artemio Hoyos, Planner**
Planning Division
Pima County Development Services Department

FROM: Mirela Hromatka
Mirela Hromatka, Sr. Planner
Planning and Engineering Division
Pima County Regional Wastewater Reclamation Department

SUBJECT: **P15RZ00014 – State of Arizona**
From GR-1 to CI-2
Tax Parcels #305-02-005C; 135 acres

The Planning Section of the Pima County Regional Wastewater Reclamation Department (PCRWRD) has reviewed the above referenced County-initiated industrial rezoning and offers the following comments. Approval of the rezoning would place this residentially-zoned property in zoning classification compatible with surrounding industrial and military airport land uses.

This rezoning is staff requested and Board-initiated as part of Pima Prospers to bring this and other parcels' zoning in conformance with the Comprehensive Plan, and to continue to re-purpose residentially-zoned lands in the Davis-Monthan Air Force Base (DMAFB) departure corridor. Development Services is viewing this rezoning as un-conditional with a site analysis requirement being waived for this process. No development is anticipated in the near future for this property.

The subject property is located at the eastern end of the DMAFB southeast Approach-Departure Corridor (ADC-3), east of S. Houghton Road and south of or split by the Union Pacific Railroad. The property is currently zoned GR-1, which allows residential use on one-acre lots. New residential development is considered an incompatible use in the DMAFB approach-departure corridor and the surrounding land use is MA or Military Airport. Pima County has purchased several vacant properties in the area to preclude further lot splitting and future residential development, funded with special open space bond funds. Rezoning this parcel to an industrial zoning classification would complete protection of the area south of the railroad in unincorporated Pima County for properties not otherwise committed to uses or owned by the County.

PIMA COUNTY
REGIONAL WASTEWATER RECLAMATION DEPARTMENT
201 NORTH STONE AVENUE
TUCSON, ARIZONA 85701-1207

JACKSON JENKINS
DIRECTOR

PH: (520) 724-6500
FAX: (520) 724-9635

January 13, 2016

Mirela Hromatka
RWRD
201 N Stone Ave., 3rd fl
Tucson, AZ 85701

Sewerage Capacity Investigation No. 2015-281 Type I

RE: **Central Planning Area 4 - County initiated industrial rezoning,**
Parcel 30502005C
Estimated Flow 135,000 gpd (ADWF).
P15WC00152

Greetings:

The above referenced project is tributary to the Agua Nueva Water Reclamation Facility via the Southeast Interceptor.

Capacity is currently available for this project in the public sewer G-87-037, downstream from manhole 8762-09.

This letter is not a reservation or commitment of treatment or conveyance capacity for this project. It is not an approval of point and method of connection. It is an analysis of the system as of this date and valid for one year. Allocation of capacity is made by the Type III Capacity Response.

If further information is needed, please feel free to contact us at (520) 724-6642.

Reviewed by: Kurt Stemm, CEA Sr.

Douglas A. Ducey
Governor

Lisa A. Atkins
Commissioner

Arizona State Land Department

1616 West Adams, Phoenix, Arizona 85007
(602) 542-4631

January 13, 2016

Arlan Colton, FAICP
Planning Director
Pima County Development Services Department
201 North Stone Avenue, 2nd Floor
Tucson, Arizona 85701

Re: Davis-Monthan Air Force Base Industrial Rezoning

Dear Mr. ~~Colton~~ ARLAN,

Thank you for your June 12, 2015 letter outlining the Pima County initiative to offer free rezoning for select parcels in the vicinity of Davis-Monthan Air Force Base ("DMAFB") in accordance with the 2015 update of the Pima County Comprehensive Plan. The Arizona State Land Department ("ASLD") appreciates Pima County's vision of stimulating economic development by increasing the number properties that are zoned appropriately for DMAFB operations.

Three parcels of State Trust land were identified by Pima County staff as candidates for the industrial rezoning program:

1. 141-26-006E
2. 305-02-005C
3. 140-41-140O

After internal review, the Department believes it would be appropriate to move forward with the industrial rezoning of the first two of the three parcels identified above that are within the DMAFB Approach-Departure Corridor. The third parcel is part of a larger contiguous block of State Trust land, and is not located within the DMAFB Approach-Departure Corridor.

ASLD understands that there will be no fees or additional requirements associated with authorizing Pima County to initiate this rezoning procedure. As required by Arizona Revised Statutes, I hereby certify that I am authorized to request that Pima County rezone the properties referenced below from their current residential zoning to the CI-1 industrial zone:

- 141-26-006E (approx. 35 acres)
- 305-02-005C (approx. 135 acres)

Should you have any questions or concerns, please contact Micah Horowitz, Planner III, at 602-542-2643 or mhorowitz@azland.gov.

Sincerely,

Mark Edelman, AICP
Manager, Planning and Engineering

Book-Map-Parcel: 305-02-005C Oblique Image **Tax Year:** **Tax Area:** 2000

Property Address:

Taxpayer Information:
STATE OF ARIZONA

Property Description:
S3/4 NE4 EXC RR ROW N2 SE4 EXC W2 NW4 SE4
THEREOF 135 AC SEC 1-16-15

00000- 0000

Valuation Data:

	2015				2016			
	LEGAL CLASS	VALUE	ASMT RATIO	ASSESSED VALUE	LEGAL CLASS	VALUE	ASMT RATIO	ASSESSED VALUE
LAND FCV	Vacant/Ag/Golf (2)	$101,250	16.0	$16,200	Vacant/Ag/Golf (2)	$101,250	15.0	$15,188
IMPR FCV		$0				$0		
TOTAL FCV	Vacant/Ag/Golf (2)	$101,250	16.0	$16,200	Vacant/Ag/Golf (2)	$101,250	15.0	$15,188
LIMITED VALUE	Vacant/Ag/Golf (2)	$101,250	16.0	$16,200	Vacant/Ag/Golf (2)	$101,250	15.0	$15,188

Property Information:

Section:	1
Town:	16.0
Range:	15.0E
Map & Plat:	/
Block:	
Tract:	
Rule B District:	3
Land Measure:	135.00A
Group Code:	
Census Tract:	4028
Use Code:	9500 (STATE VACANT LAND)
File Id:	1
Date of Last Change:	7/12/2005

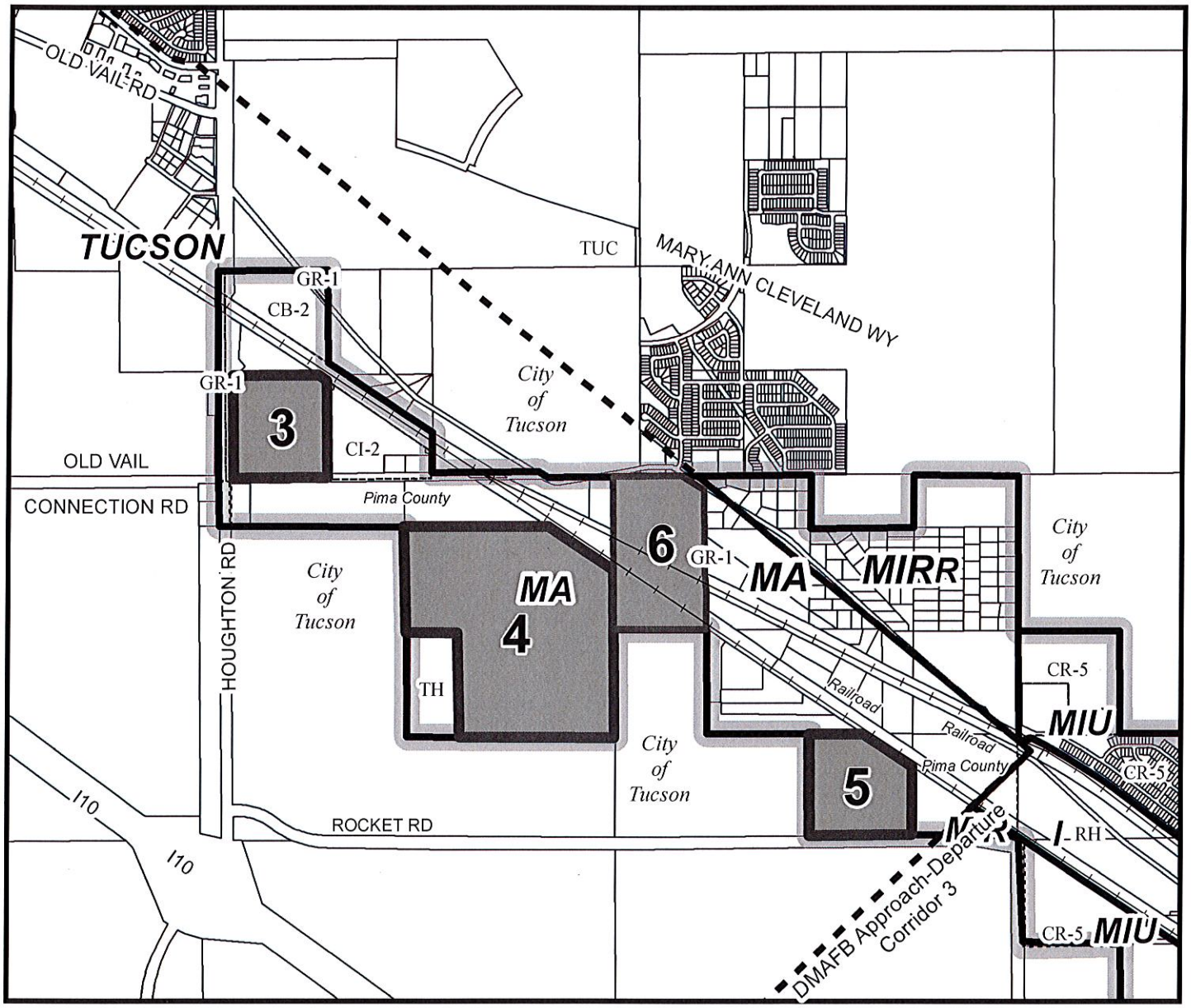
Valuation Area:

Condo Market:	610
DOR Market:	61
MFR Neighborhood:	EAST_SOUTHEAST
SFR Neighborhood:	08017120
SFR District:	19

Supervisor District:
(4) RAY CARROLL

PIMA PROSPERS
comprehensive plan initiative
Co7-13-10

PIMA COUNTY COMPREHENSIVE PLAN 2015 UPDATE
Pre-rezoning for Industrial Uses
Map 3



0 850 1,700 3,400 Feet

Subject Properties

Parcels: 141-26-006E 305-02-005C 305-09-0100 305-09-007A	**Candidate Properties for County-initiated industrial Rezoning** 3. GR-1 141-26-006E State of Arizona 35.7 acres +/- 4. GR-1 305-02-005C State of Arizona 135 acres +/- 5. GR-1 305-09-0100 Nanbarry Investment Profit Sharing Plan 35 acres +/- 6. GR-1 305-09-007A Luminex LLC 41 acres +/-	District 4 Location: E. side of Houghton Rd S. of Union Pacific Railroad N. of Rocket Rd

PIMA COUNTY
DEVELOPMENT SERVICES

Central Planning Area

Section 36, T15S, R15 E; Section 01, T16 S, R15 E; Section 06, T16S, R16 E

Planning and Zoning Commission Hearing: March 25, 2015 & April 8, 2015	Map Scale: 1:24,000
Board of Supervisors Hearing: May 19, 2015	Map Date: 04/23/2015

North