



## BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 05/19/2015

**Title:** INDUSTRIAL PRE-REZONING (PRE- ZONING) FOR ECONOMIC DEVELOPMENT

### **Introduction/Background:**

One potential implementation tool in presentations to the Planning and Zoning Commission and Board of Supervisors during the development of the draft Pima Prospects Comprehensive Plan 2015 Update.

### **Discussion:**

It refers here to increasing the inventory of concept ready parcels for economic development.

### **Conclusion:**

Rezoning these parcels to an industrial zoning classification would promote more appropriate zoning than original 1953 zoning and protect DMAFB and the area south of the railroad in unincorporated Pima County for properties not otherwise committed to uses or owned by the County.

### **Recommendation:**

Staff recommends that the Board of Supervisors' authorize and direct staff to begin the rezoning process if there is concurrence from parcel owners.

### **Fiscal Impact:**

0

### **Board of Supervisor District:**

☐ 1      ☒ 2      ☐ 3      ☒ 4      ☐ 5      ☐ All

Department: Development Services/Planning Telephone: 724-9000

Department Director Signature/Date: *[Signature]* 4/27/15

Deputy County Administrator Signature/Date: *[Signature]* 4/29/15

County Administrator Signature/Date: *C. R. [Signature]* 4/30/15



DATE: May 19, 2015

TO: Honorable Chair and Board Members

FROM: Arlan M. Colton, Planning Director *AMC*

SUBJECT: INDUSTRIAL PRE-REZONING ("PREZONING") FOR ECONOMIC DEVELOPMENT

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### **SUMMARY**

Pre-rezoning, or "prezoning", was introduced as one potential implementation tool in presentations to the Planning and Zoning Commission and Board of Supervisors during the development of the draft Pima Prospers Comprehensive Plan 2015 Update. It refers here to increasing the inventory of concept ready parcels for economic development. Parcels planned for industrial employment but stuck with original or near-original 1953 residential zoning would be rezoned by the County. Pre-rezoning would be initiated by the Board and pursued through the rezoning process by staff if so directed by the Board, with concurrence of and at no cost to property owners. While parcels would be concept-ready, infrastructure would continue to be the responsibility of the property owner.

### **BACKGROUND**

Staff concentrated analysis on the Interstate -10 corridor from Tucson International Airport to the eastern extent of the Davis-Monthan Air Force Base (DMAFB) Approach-Departure Corridor. Much of this area is identified as the *Tucson International Airport / Interstate 10 Economic Development Area* in Section 3.2, Focused Development Investment Areas, and on the accompanying *Focused Development Investment Areas* map (Exhibit 3.2.1) in the draft Plan. Pre-rezoning is consistent with guidance provided in this section to intensify and diversify employment-generating land uses in this area where appropriate. Staff looked for areas of possible change with appropriate surrounding planned land use, zoning, and/or existing uses. None of the properties are within the Maeveen Marie Behan Conservations Lands System.

There are six parcels under consideration for industrial pre-rezoning at this time. For all parcels, the existing zoning is either original residential zoning from 1953 or rural residential zoning dating also from 1953, but modified in 1985. Residential use on these parcels is inappropriate. They are currently planned either Urban Industrial (I) or Military Airport (MA), which primarily allow industrial uses. Since in all cases, the existing residential zoning is neither compatible with proposed Pima Prospers Comprehensive Plan (as well as the 2001 Comprehensive Plan) nor the Davis-Monthan Approach Departure Corridor or both, in effect, these cases would establish an updated original zoning on the properties.

They are described below and shown on the attached maps *Pre-rezoning for Industrial Uses, Maps 1-3*.



**Area 1, Map 1**

Rezoning this CR-3-zoned 40-acre parcel located at the north-west corner of E. Los Reales Rd and S. Swan Rd to an industrial zoning classification would resolve a boundary between industrial and residential uses. The parcel is immediately northwest of the Los Reales landfill. It is located at the northern edge of a large area planned Urban Industrial (I) and Heavy Industrial (HI) east of Tucson International Airport as it transitions to a primarily residential area planned Medium Intensity Urban (MIU) and Medium-Low Intensity Urban (MLIU) immediately to the north.

**Area 2, Map 2**

This 40-acre adjustment in an area planned Urban Industrial (I) would complete industrial zoning on a 100-acre parcel with split zoning located north of Julian Wash, south of the Union Pacific Railroad and northwest of Valencia Road. The southern 40-acre portion is currently zoned CR-3 and the northern 60 acre portion is zoned CI-1.

**Areas 3-6, Map 3**

These four properties are located at the eastern end of the Davis-Monthan Air Force Base southeast Approach-Departure Corridor (ADC-3), east of S. Houghton Road and south of or split by the Union Pacific Railroad. All four properties are 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 these parcels 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.

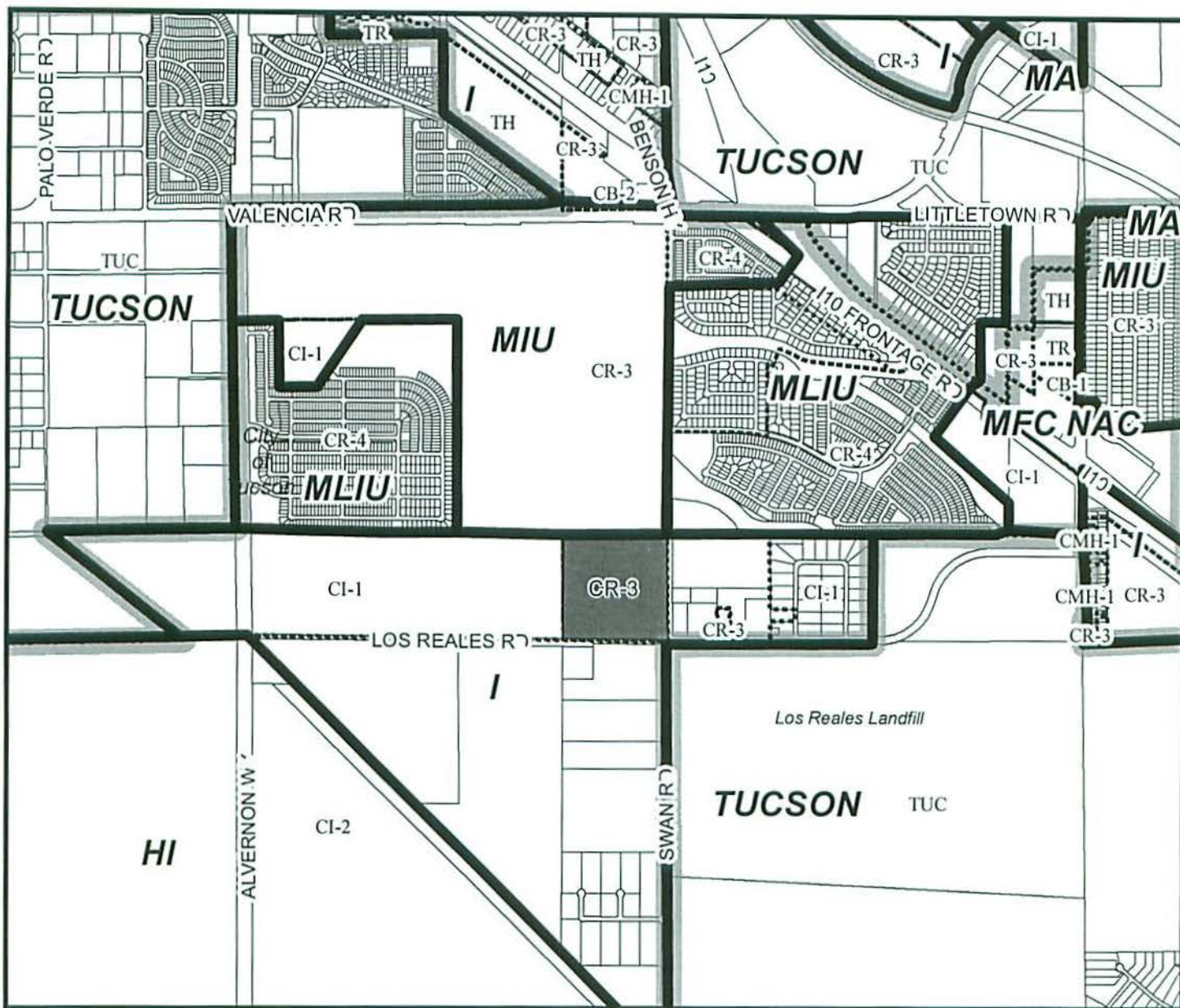
**RECOMMENDATION**

Staff requests that the Board authorize and direct staff to perform further analysis, including contacting property owners for their concurrence, and if appropriate, initiate these industrial rezonings in the southeast Interstate-10 economic development corridor to enhance economic development opportunities. Site analysis and preliminary development plan requirements would be waived for this process.

Attachments: Maps 1, 2, 3

c: C. H. Huckelberry, County Administrator  
John Bernal, Deputy County Administrator, Public Works  
Nanette Slusser, Assistant Deputy County Attorney, Public Works  
Tom Weaver, Deputy County Attorney  
Robin Brigode, Clerk of the Board  
Carmine DeBonis, Jr., Development Services Director  
Carla Blackwell, Assistant Planning Director  
Chris Poirier, Assistant Planning Director



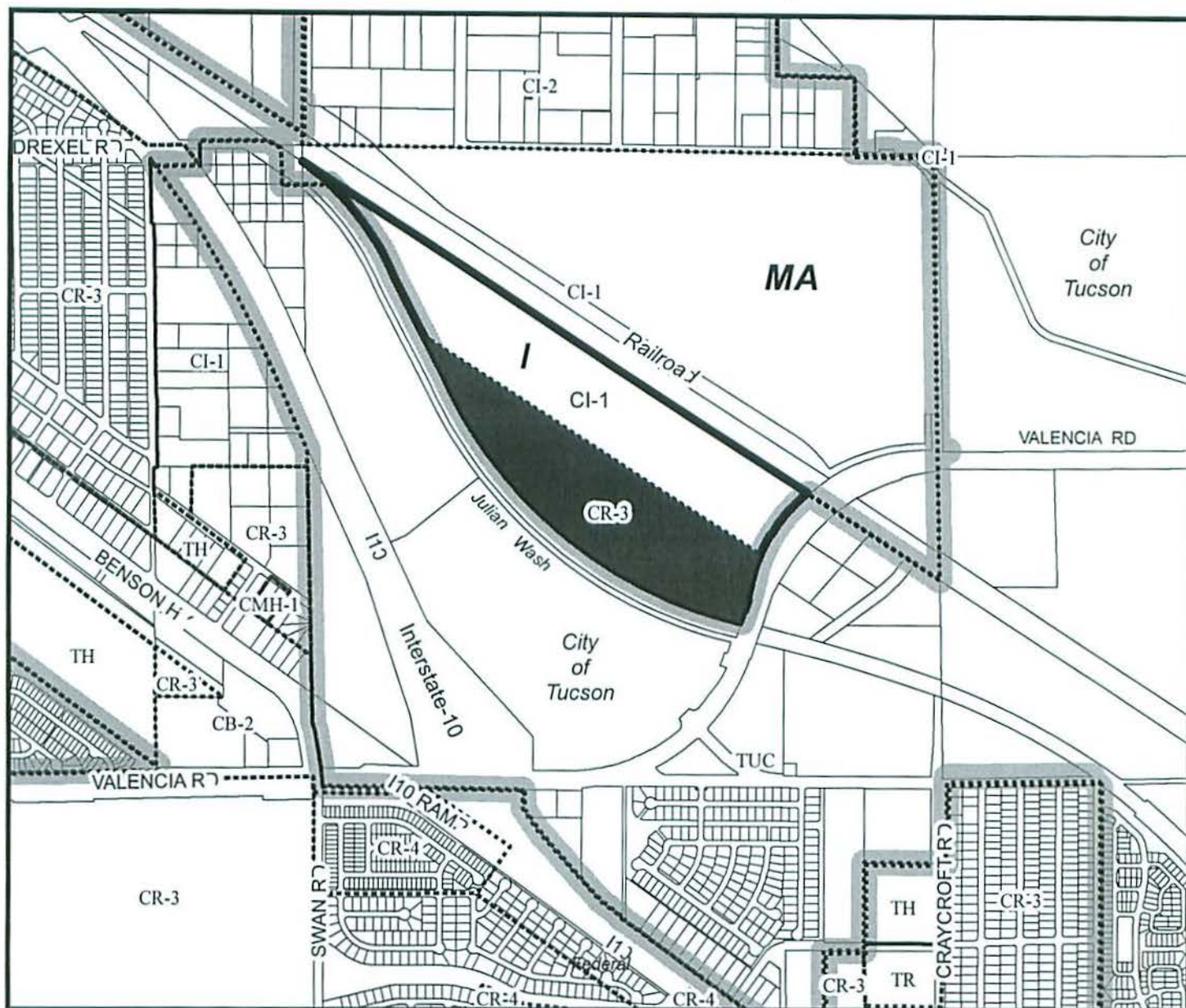


0 850 1,700 3,400 Feet

Subject Property


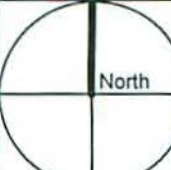
Parcel: Portion of 140-36-004K	Candidate Properties for County-initiated Industrial Rezoning		District 2
	Area 1. 140-41-1400 (portion) State of Arizona 40 acres +/-		Location: NW Corner of E. Los Reales Rd and S. Swan Rd
 PIMA COUNTY DEVELOPMENT SERVICES	Southeast Planning Area Section 11, T15S, R14E		
		Map Scale: 1:16,000	
		Map Date: 04/24/2015	



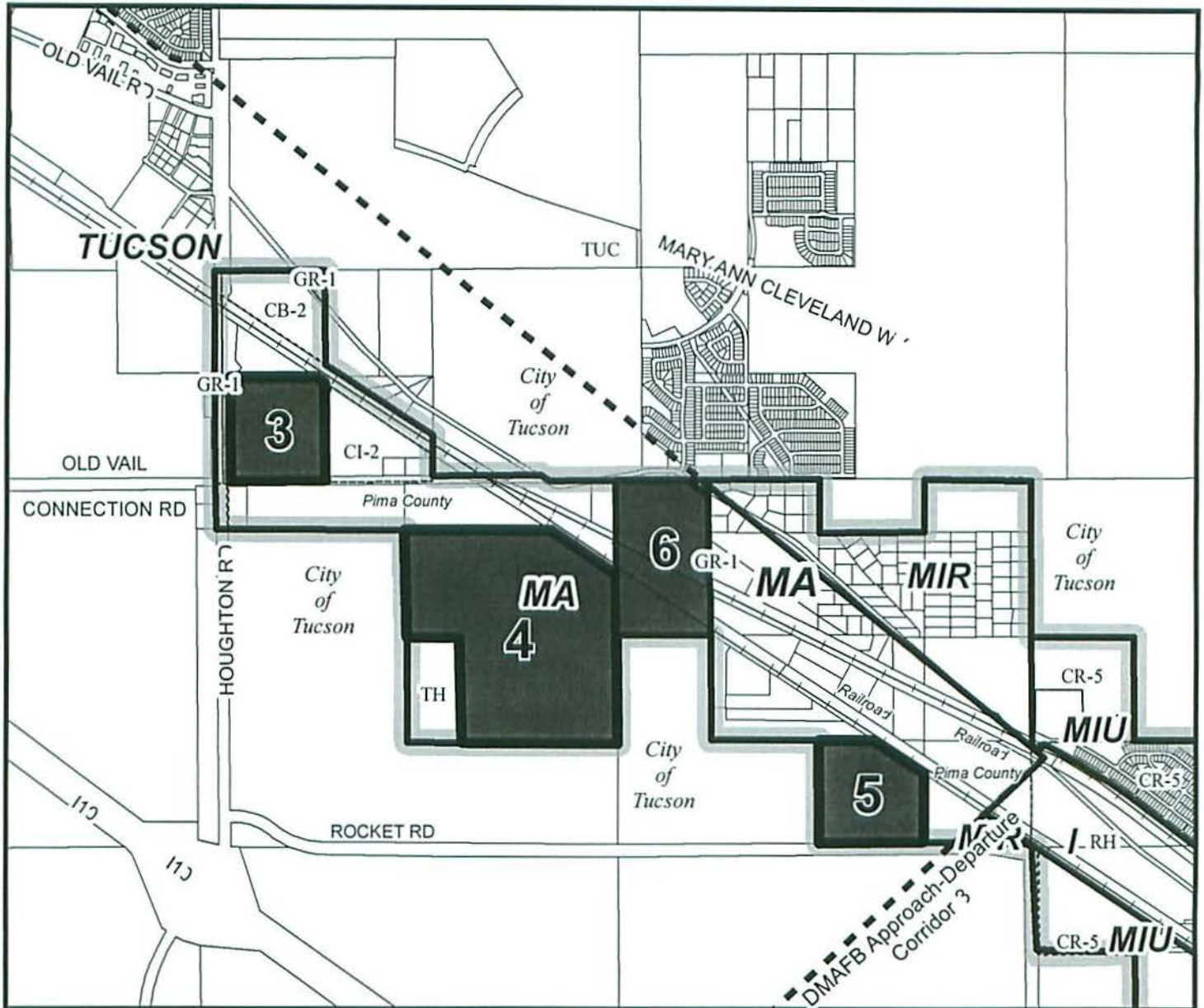


0 550 1,100 2,200 Feet


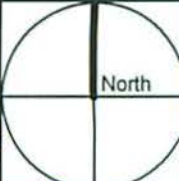
 Subject Property

<p>Parcel: Portion of 140-36-004K</p>	<p><b>Candidate Properties for County-initiated Industrial Rezoning</b></p> <p>Area 2. 140-36-004K (portion) Interstate 10/Valencia Properties LLC 40 acres +/-</p>	<p>District 2</p> <p>Location: W/N of Valencia Rd N of Julian Wash South of Union Pacific Railroad</p>
<p> <b>PIMA COUNTY</b> DEVELOPMENT SERVICES</p>	<p><b>Central Planning Area</b> Section 11, T15S, R14E</p> <p>Map Scale: 1:16,000</p> <p>Map Date: 04/24/2015</p>	<p> North</p>





0 850 1,700 3,400 Feet  
Subject Properties

<b>Parcels:</b> 141-26-006E 305-02-005C 305-09-0100 305-09-007A	<b>Candidate Properties for County-initiated industrial Rezoning</b>		<b>District 4</b>  <b>Location:</b> E. side of Houghton Rd S. of Union Pacific Railroad N. of Rocket Rd
 <b>PIMA COUNTY</b> DEVELOPMENT SERVICES	<b>Central Planning Area</b> Section 36, T15S, R15 E; Section 01, T16 S, R15 E; Section 06, T16S, R16 E		
		Map Scale: 1:24,000  Map Date: 04/24/2015	