

Tanque Verde Valley Association

Public Meeting TVVA
February 26, 2020

1. County Supervisor Steve Christy
2. INFORMATION about Annexation and Zoning – County and City
 - a) Casita Village proposed annexation & rezoning - Catalina Highway/Tanque Verde
 - b) Development at Tanque Verde Road and Houghton Road. Projects International, Inc. intends
3. Houghton Road and Tanque Verde
4. Incorporation and dues – options.

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Casita Village proposed annexation & rezoning

City Annexation
Mike Czechowski
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Lexy Wellott, The Planning Center
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Casita Village proposed annexation & rezoning

SITE ACREAGE: 12.44 AC
PROPOSED UNITS: 131 UNITS
PROPOSED DENSITY: 10.53 RAC
MAXIMUM BUILDING HEIGHT: 25'

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Casita Village proposed annexation & rezoning

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Annexation Process
 Mike Czechowski - Tucson Annexation Manager 520-837-4058
 Mike.Czechowski@tucsonaz.gov

- Notice to property owners within annexation boundary
- Public Hearing with Mayor and Council Held 12/17/19
- Recommendation to move forward, one year to collect signatures in favor of annexation
- Catalina HWY requires 2 signatures to complete

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Pima	Definition	Primary Use	Min lot area	Max Height	Same Tucson	Definition	Primary Use	Max Lot area	Max Height
SR	Suburban Ranch	Low density rural residential	144,000 sf	34 feet	SR	Suburban Ranch	Low density single family Residential	144,000 Sf	30 ft
CR-1	Single Residence	Single-family residence	36,000 sf	34 ft	RX-1	Single Residence	Single-family Residence	36,000 sf	30 ft

Property owners are requesting to annex their properties into the City of Tucson concurrent with the rezoning request. Rezoning request is from SR (Suburban Ranch) and R-1 (Single Residence) to R-2 (Residence Zone)

Tucson	Definition	Primary Use	Max Height
R-2	Residence Zone	Medium density, single family and multifamily residential development	Urban residential environment – Proposed density 10.53 RAC Proposed 25' max one story

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Original City Zoning (OCZ) Process

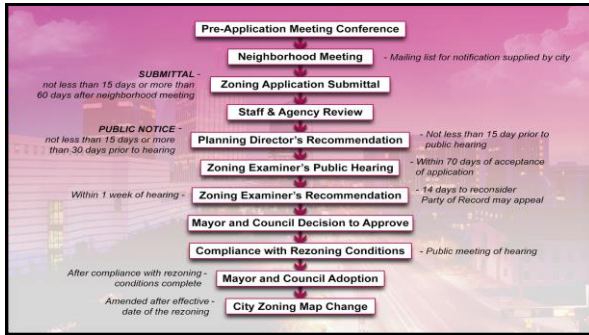
1. Notice to property owners w/in 300 feet of annexation boundary & registered Tucson neighborhood associations w/in one mile for neighborhood meeting
2. Present OCZ application to Development Services for review
3. **Public Hearing with Zoning Examiner (ZE)**
4. Zoning Examiner (ZE) makes recommendation
5. If recommended for approval, and conditions, if any, are accepted by the applicant, scheduled for Mayor and Council consideration

- If ZE does not recommend approval, City will not move forward with annexation
- If ZE has conditions that applicant does not accept, City will not move forward with annexation
- If ZE recommends approval, and applicant accepts all conditions, item will be scheduled for Mayor and Council consideration of annexation, Original City Zoning and subsequent rezoning

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Rezoning Processes
 Pima County & City of Tucson

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Rezoning Update

NE corner of Tanque Verde / Houghton Roads

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“The Rancheros”

- Consists of a group of 5 property owners (living closest to the parcel)
- The Rancheros meet on a regular basis
 - Coordinate efforts in preparation for future re-zoning concerns
 - Actively engage in dialog and resolve issues
 - Establish relationships with key contacts in Pima County and the City of Tucson
 - Promote effective, respectful communication

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Meetings

- Paul Cunningham
 - All indications are that the Councilman is aligned with the community's position for “like” zoning
 - Councilman recommended that Mr. Portner and his colleagues provide an alternative proposal, if they are interested in pursuing development
 - This parcel is a prime location and development can be expected in the future
- Department of Transportation
 - Traffic studies on Houghton indicate that there will be minimal impact on the roads when new developments are completed
 - The road can accommodate more vehicles without incurring traffic issues
 - Signal changes, like left turn lanes and arrows, can help

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Updates

- Communication
 - Ted Prezelski, Management Analyst, Paul Cunningham’s Office
 - Steve Christy, Pima County Supervisor
 - John Beall, Director of Planning & Development, City of Tucson
 - No rezoning application has been filed to date
 - It is expected Mr. Portner will file a petition to rezone with the Zoning Examiner in the next few months
- Activities by the Rancheros
 - Developed a formal letter of protest and a signed petition
 - Requested assistance from TVVA to initiate efforts for mobilization and coordination in the event a Zoning Examiner’s meeting is scheduled
 - Creation of placards and Organize car/van pooling to the meeting

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Traffic – Diana Alarcon, Director, City of Tucson Transportation and Mobility Office

1. What are RTA or Houghton Improvement plans for Houghton Road between Speedway and Tanque Verde?

By 2026 widen Houghton, repair bridges, construct bike and pedestrian improvements. Follow up - The bridges are not proposed to be widened, just repaired. Depends of funding availability through the RTA.
2. What are the RTA or Houghton Improvement plans for Houghton Road north of Tanque Verde?

Other than constructing the 4th leg of the intersection, there are no City or RTA improvements planned north of Tanque Verde.

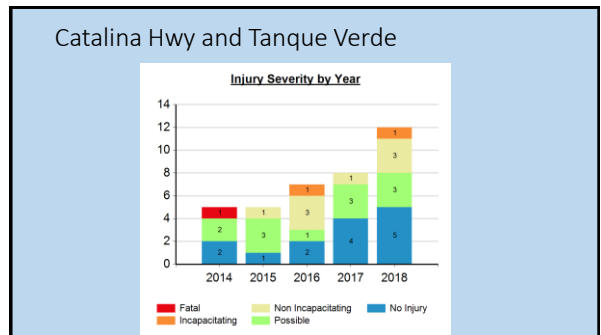
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Traffic – Diana Alarcon, Director, City of Tucson Transportation and Mobility Office

3. What is the feasibility of improving the light at the intersection of Tanque Verde and Houghton so there is a turn arrow for cars traveling north and south on Houghton and want to turn east-west on Tanque Verde. This is especially an issue when Tanque Verde Wash is flowing.

The City is exploring building this intersection before the rest of the widening between Speedway and Tanque Verde. Follow up – We have to improve the intersection signalization equipment to get a turn arrow. Currently there is limited funds to accomplish this.
4. Is it possible to find out the number of traffic accidents that have occurred at Tanque Verde and Catalina Highway in 2018 and 2019?

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Rezoning Processes Pima County & City of Tucson

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Pima County Step 1: Application for Rezoning

- Pre-application Public Meeting (the applicant with affected property owners, neighborhoods and HOAs)
- Submission and Initial of Application Materials
- Initial review by the County Planner to determine if the application meets the site analysis checklist and Comprehensive Plan policy
- Application processing by the County staff
- Public meeting
- Schedule a public hearing before the Planning & Zoning Commission

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Pima County Step 2: Public Hearing of a Re-Zoning Request

- Meeting before the Planning and Zoning Commission to accept, deny or approve with conditions. The rezoning request may be continued for up to 9 months.
- Meeting before the Pima County Board of Supervisors (a public hearing) to deny the application or grant approval subject to conditions or continue the application for up to 9 months. The Board of Supervisors may amend the conditions approved by the Planning and Zoning Commission.
- Ordinance Adoption occurs when the rezoning application is approved.

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Pima County Step 3: Finalizing the Rezoning

- Completion of Rezoning Conditions.
- Certificate of Compliance (C of C).
- Time extensions: If a certificate of compliance is not obtained within the time limit, a time extension may be applied for.

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City of Tucson Step 1: Application for Rezoning

- Prior to formally applying for a rezoning, the applicant is required to conduct an "Offer to Meet" (pre-application) Public Meeting with the affected property owners, neighborhoods and HOAs
- Submission of Application Materials
- Initial Review
- Acceptance of Submittal means the rezoning case has been accepted by the City
 - Within 15 days of acceptance, the City staff is required to forward the tentative date of the public hearing to all property owners within 300 feet and all registered neighborhood groups within 1 mile of the boundaries of the proposed site.
 - A form is provided with the notice that you can use to notify City staff of your opinion on the rezoning case.
 - Your comments will be forwarded to the Zoning Examiner and to the Mayor and Council.

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City of Tucson Step 2: Initial Review by the City of Tucson

- Initial review by the City of Tucson Development Services Department (DSD) Zoning Administration Section
 - To determine if the application is compliant with the Tucson General Plan or any applicable Area or Neighborhood Plans
 - If the plan is in compliant, Staff will forward it to ~30 public and semi-public agencies for review and recommendation
- DSD Staff Report is prepared based on the collective recommendations and forwarded to the Zoning Examiner and the affected property owners/interested parties
- Zoning Examiner has a public meeting (on behalf of the Mayor and Council)
 - Testimony is taken from the applicant, adjacent property owners and interested parties
 - A report is prepared and a recommendation to the Mayor and Council is provided for review.

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City of Tucson Step 3: Mayor and Council

- Mayor and Council public meeting
 - A public meeting is scheduled before the Planning & Zoning Commission
 - Depending on the level of protest from property owners, a simple (or super majority) vote is taken and provided to the Mayor and Council
- Mayor and Council review all of the submitted documents provided by the applicant, property owners, City staff, the Zoning examiner and City Manager
 - The Mayor and Council will decide if the rezoning request is appropriate for the City, in general, and the surrounding are, in particular
 - An official vote is recorded; a complete record of the meeting is made and retained as a public record available through the City Clerk's office
- Appeal process
 - If it is determined that there was an error in procedure or fact, an appeal can be submitted within 14 days of the Zoning Examiner's public meeting

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