

DRAFT

Rezoning from SR, RH and GR-1 1996-2001



Pima County, Arizona Board of Supervisors
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County Administrator
Chuck Huckelberry

May 2001



MEMORANDUM

Date: May 14, 2001

To: The Honorable Raúl M. Grijalva, Chairman
Pima County Board of Supervisors

From: C.H. Huckelberry
County Administrator 

Re: Rezoning from Suburban Ranch Zone (SR), Rural Homestead Zone (RH), and Rural Residential Zone (GR-1), 1996 through 2001

Background

Attached please find the study you have requested on the last five years of rezoning activity in Eastern Pima County. Staff has reviewed the rezoning record for the Suburban Ranch Zone (SR), Rural Homestead Zone (RH), and Rural Residential Zone (GR-1). The Board has approved 148 rezoning requests affecting 4,453 acres in the last five years from Suburban Ranch Zone (SR), Rural Homestead Zone (RH), and Rural Residential Zone (GR-1). This indicator of development activity does not include activity in the incorporated areas or the land that was rezoned and often platted in the late 1970s, 1980s, and early 1990s. In general, rezonings in the unincorporated area are to low-intensity suburban uses and at times to rural densities, reflecting the plan and pattern of low density residential development that has been our tradition.

Frequency of Approvals by Zoning Type

- 90 of the 148 approvals, or 61 percent, have involved 909 acres of Suburban Ranch Zone land (SR).
- 41 of the 148 approvals, or 28 percent, have involved 482 acres of Rural Residential Zone (GR-1) land.
- 17 of the 148 approvals, or 11 percent, have involved 3,062 acres of Rural Homestead Zone land (RH).

Size of Rezoning

In terms of the size of rezonings, the acreage covered tends to be relatively small.

- 107 of the 148 approvals, or 72 percent, involve five acres or less.
- 120, or 81 percent, involve 10 acres or less.
- In the RH Zone, 4 approvals account for 85 percent (2,599) of RH acreage rezoned.

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- 44 of the 148 approvals, or 30 percent, occurred under 3 zoning plans: the Lago del Oro, Catalina Foothills, and Agua Caliente-Sabino Creek plans.
- Of the 148 approvals affecting 4,453 acres, 57 cases affecting 981 acres, were rezoned from Rural Homestead (RH) or Suburban Ranch Zone (RH) to Single residence zone (CR-1).
- Of the 148 approvals affecting 4,453 acres, 6 cases affecting 327 acres were rezonings from Rural Homestead (RH) to Rural Residential Zone (GR-1).
- Of the 148 approvals affecting 4,453 acres, about 30 percent or 1,352 acres were rezoned to higher densities or urban uses of CR-3 Single Residence, CR-4 Mixed Dwelling Use, CR-5 Multiple Residence, Transitional Zone (TR), Local Business (CB-1), General Business (CB-2), and industrial.

Location of the Approved Rezoning

- In the Southeast / Santa Rita subregion, there have been 19 rezonings covering over 1,700 acres. This is about 13 percent of all approvals and 38 percent of the land rezoned in Eastern Pima County since 1996. About 1,194 acres of the land rezoned in this subregion was Rural Homestead. Densities tend to be low and there is a great deal of vacant land available -- approximately 224,000 acres.
- In the Southwest / Altar Valley subregion, there have been 21 rezonings covering over 500 acres. This is about 11 percent of the land rezoned in Eastern Pima County during the study period. Over 500,000 acres of vacant land exists.
- In the Tucson Mountains / Avra Valley subregion, there have been 8 rezonings covering just under 300 acres. This is 7 percent of the land rezoned in Eastern Pima County since 1996. Total vacant acreage in Rural Homestead (RH), Suburban Ranch Zone (SR), or Rural Residential (GR-1) status is about 140,000 acres.
- In the Northwest subregion, there have been 46 rezonings covering about 200 acres, or 5 percent of the land rezoned in Eastern Pima County during the study period. There are approximately 50,000 vacant acres now in Rural Homestead (RH), Suburban Ranch Zone (SR), or Rural Residential (GR-1) status.
- In the Upper Santa Cruz subregion, there have been 5 rezonings covering about 1,500 acres. This is about 34 percent of the land rezoned in Eastern Pima County.
- In the Catalina Foothills subregion, there have been 49 rezonings covering 236 acres, or 5 percent of rezoned land. This area is approaching build out under current zoning.

Subregion	Percent of Approvals	Percent of Rezoned Land
Southeast / Santa Rita	13 %	38 %
Upper Santa Cruz	3 %	34 %
Southwest / Altar Valley	14 %	11 %
Tucson Mountains/ Avra Valley	6 %	7 %
Northwest	31 %	5 %
Catalina Foothills	33 %	5 %
Eastern Pima County	100 %	100 %

Conclusion

While 64 percent of the approvals have taken place in the suburban areas of the Foothills and the Northwest side, these account for only 10 percent of rezoned land.

In the Tucson Mountains and in the Altar Valley, the percent of approvals and the percent of land rezoned are approximately in balance.

In the Upper Santa Cruz and Southeast areas of the County, the percent of land rezoned far exceeds the percent of approvals. Obviously the large rezonings are occurring in these areas while more built out subregions experience in-fill and the development of smaller lots.

c: Honorable Members, Pima County Board of Supervisors



**REPORT ON REZONINGS FROM
SR, RH AND GR-1
1996 - 2001**

MAY 2001

PIMA COUNTY, ARIZONA

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REZONINGS FROM SR, RH AND GR-1, 1996 - 2001

Introduction

In Eastern Pima County, a sizable amount of land is zoned SR Suburban Ranch, RH Rural Homestead or GR-1 Rural Residential. This report analyzes rezoning approvals over the last five years from SR, RH and GR-1. These cases represent rezonings from original zoning (SR, GR-1) or RH, which is a rural zone derived from GR-1. Excluded from calculations is acreage within large rezonings, such as Canoa, where property was rezoned to the same zoning district.

Rezoning in Eastern Pima County

Since January 1996, the Board of Supervisors has approved 148 rezoning requests from SR, RH and GR-1 (some of the 148 include rezonings to multiple zoning districts). Of these, there have been 90 rezonings from SR for a total of 909 acres; 17 rezonings from RH for a total of 3,062 acres; and 41 rezonings from GR-1 for a total of 482 acres, as shown in **Table 1**. The total acreage of rezonings from all three zone districts is 4,453 acres (approximately seven square miles). On average, about 900 acres, or less than 1.5 square miles, have been rezoned per year (though there are wide fluctuations because of large rezonings such as Canoa).

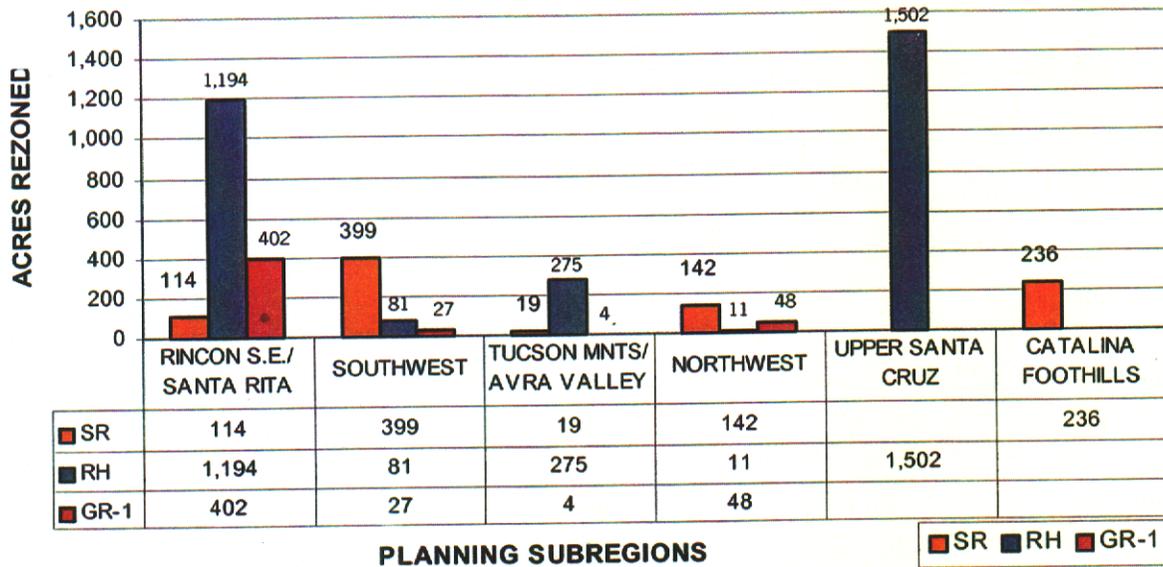
TABLE 1: REZONINGS (BY SUBREGION)

SUBREGIONS	SR	RH	GR-1
RINCON S.E./ SANTA RITA	113	1,194	402
SOUTHWEST	399	81	27
TUCSON MNTS/ AVRA VALLEY	19	275	4
NORTHWEST	142	11	48
UPPER SANTA CRUZ		1,502	
CATALINA FOOTHILLS	236		
TOTAL	909	3,062	482

Most of the rezoning cases have been small. Overall, 120 cases comprised 10 acres or less, and 107 comprised five acres or less. Of the rezonings from RH, four cases account for 2,599 acres or 85 percent of the total acreage rezoned from RH. These cases include the two Canoa rezonings (Co9-96-14 and Co9-21-01, both to multiple zoning districts ranging from Golf Course to CR-5 and commercial); Bockman, et al-Anway Road in the Avra Valley (Co9-97-43; 271 acres rezoned to GR-1); and Maguey, et al in the Rincon Valley (Co9-98-22; 978 acres rezoned to CR-1 Single Residence, SR-2 Suburban Ranch Estate, and SR).

Of the rezonings from GR-1, Maguey, et al (Co9-99-24; rezoned to CR-2 Single Residence), comprised of 364 acres (or 76 percent) of the land rezoned from GR-1, off of Camino Loma Alta and southwest from Co9-98-22 described above. One large rezoning from SR, Samco (Co9-97-20) just south of Tucson Estates, which consists of 371 acres (41 percent) of the land rezoned from SR was rezoned to CR-4 Mixed Dwelling, TR Transitional and CR-1.

REZONINGS FROM SR, RH AND GR-1, 1996 -2001
EASTERN PIMA COUNTY (BY SUBREGIONS)



Graph 1: Rezoning from SR, RH and GR-1, 1996 - 2001

There are 44 rezoning cases done under one of three zoning plans: 1) Lago del Oro, 2) Catalina Foothills, and 3) Agua Caliente-Sabino Creek. Of these, 15 cases occurred under the Lago del Oro zoning plan (the plan area is contained within a portion of the townsite of Catalina). All were rezonings from GR-1 and include 21.13 acres, primarily to SH Suburban Homestead, except along or in close proximity to Oracle Road. The two other zoning plans cover the Catalina Foothills subregion from Oracle Road to within 1-½ miles of the Coronado National Forest on the east, and immediately north of Saguaro National Park (East). These 29 cases comprise 166 acres, all from SR.

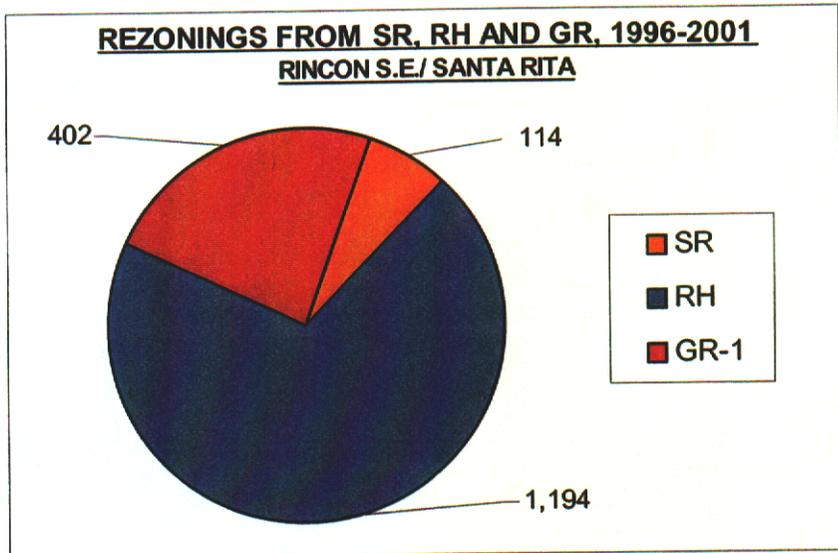
Of the rezonings, 981 acres (57 cases) were rezoned from RH or SR to CR-1. Six cases comprising 327 acres were rezonings from RH to GR-1. A total of 755 acres (15 rezoning cases) were rezoned from RH or SR to SR or SR-2. These total 76 cases (51 percent of the total) and cover 2,063 acres (46 percent) of the total acreage rezoned. In addition, another 25 cases, consisting of 48 acres, rezoned land to SH. These cases occurred primarily under the Lago del Oro Zoning Plan in Catalina or in the Southwest subregion within the area of the old Southwest Area Plan. Finally, another 600 acres (within the Canoa rezonings) were rezoned to Golf Course. This comprises over 13 percent of the total acreage rezoned.

On the other hand, 1,352 acres were rezoned to CR-3 Single Residence, CR-4, CR-5 Multiple Residence, TR, CB-1 Local Business, CB-2 General Business, CI-1 Light Industrial/Warehousing and CI-2 General Industrial. These rezonings, consisting of 30 percent of the acreage rezoned, could be categorized as rezonings to “urban” uses. Of these, 35 acres were zoned to industrial, 332 acres to commercial uses, and 214 acres to TR uses which includes both residential and office uses. However, of the total urban acreage, 622 acres (46 percent) is within the two Canoa rezonings.

Of all the rezoning cases from SR, RH and GR-1, 97 consist of land that lie either within the Catalina Foothills or Northwest subregions; 44 of which were done under zoning plans. However, the total acreage of rezonings in these two subregions is only 437 acres, or slightly less than 10% of the total acreage. Though, only 29 cases (less than 20 percent), occurred within the Rincon Southeast/Santa Rita and Upper Santa Cruz Valley subregions, these accounted for a total acreage of 3,212 acres (72 percent) of the total acres rezoned from SR, RH and GR-1. The overwhelming majority of this acreage is within the two Canoa rezonings and the two Maguey, et al rezonings.

Rincon Southeast/Santa Rita Subregion

Since 1996, there have been 19 rezonings totaling just over 1,700 acres (out of a total of almost 224,000 vacant acres). Of this total, the majority, 1,194 acres, was rezoned from RH Rural Homestead, with another 400 acres from GR-1 Rural Residential. Further, almost 930 acres of RH-zoned land was rezoned in one rezoning, Co9-98-22. Ten of the rezonings were to zoning districts of CR-1 Single Residence or lower intensity. Of the other nine, most were in close proximity to the City of Tucson.



Graph 2: Rezoning Rincon S.E./Santa Rita Subregion

TABLE 2: REZONINGS (RINCON S.E./SANTA RITA)

Case #	From SR To:	Acres	Case #	From RH To:	Acres	Case #	From GR-1 To:	Acres
96009	CI-2	17.50	96038	GR-1	37.90	96005	SH	1.11
96017	SR-2	4.00	96051	CR-1	4.47	96062	CB-2	5.29
96052	CR-1	3.45	96060	CR-1	4.43	97015	CB-2	3.82
98010	CR-1	4.23	98022	CR-1	444.30	99024	CR-2	364.00
98045	CB-2	67.30	98022	SR-2	482.80	20051	CR-2	28.00
98045	CI-2	3.10	98022	SR	52.10			
98051	CI-1	4.75	98052	SR	56.50			
20005	CI-1	9.50	98052	SR-2	101.76			
			99023	GR-1	5.00			
			20007	GR-1	5.00			
Total Acres		113.83			1,194.26			402.22
Regional Acres		909.66			3,062.49			481.51

This subregion is the second largest subregion in Eastern Pima County, primarily zoned RH. The GR-1 portions are mostly within or near the Garrigan's Gulch/Rex Molly area, while the SR portions are adjacent to the City of Tucson. The smaller number of rezonings here, as compared to the Catalina Foothills or Northwest subregions, reflects: 1) the lesser level of development pressure over the last several years; 2) the predominance, by acreage, of low density rezonings indicating a lack of infrastructure to support higher densities; and, 3) the more rural nature of the area, including the Southeast (where most of the rezonings have occurred). There is a likelihood for this scenario to change as the pace of construction in Rocking K and Vail Valley picks up.

The presence of larger rezonings in this area is due to the more undeveloped nature of the area and the ability to assemble larger parcels of vacant land.

Southwest

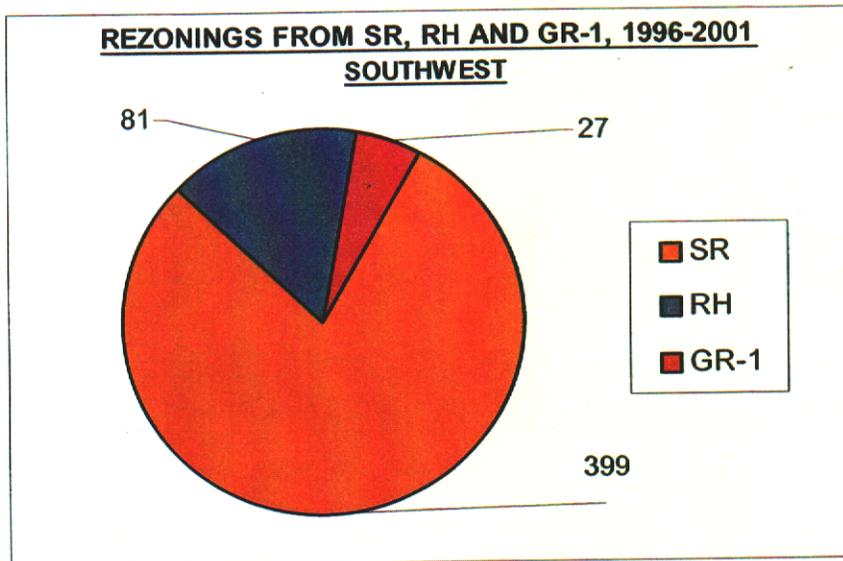
There have been 21 rezonings, totaling about 500 acres (out of 513,000 vacant acres) in this subregion. Of these, approximately 400 acres were rezoned from SR Suburban Ranch; while nine rezonings were from GR-1 Rural Residential. Combined, they total only 28.60 acres. The mix of zoning districts in this subregion is greater than any other in Eastern Pima County.

TABLE 3: REZONINGS (SOUTHWEST)

Case #	From SR To:	Acres	Case #	From RH To:	Acres	Case #	From GR-1 To:	Acres
96012	SH	4.53	97003	GR-1	3.83	96002	SH	1.40
96025	CR-1	4.80	20011	CR-1	76.68	96003	SH	1.70
96058	SH	4.06				96053	CMH-1	0.52
97013	SH	4.46				97019	SH	1.07
97016	SH	4.65				97029	SH	1.03
97020	CR-4	108.90				97040	SH	1.01
97020	TR	15.21				97044	SH	0.91
97026	CR-1	3.33				99038	CB-1	3.96
97027	SH	4.06				20030	CB-1	3.00
99005	CR-1	4.77				20030	CB-2	12.00
99011	CR-1	3.37						
97020	CR-1	22.89						
97020	CR-4	213.88						
Total Acres		398.91			80.51			26.60
Regional Acres		909.66			3,062.49			481.51

Virtually, all of the rezonings occurred in the area covered by the old Southwest Area Plan, south of Tucson Mountain Park, north of San Xavier District (Tohono O'odham Nation) and east of Ryan Airfield. This area was originally zoned GR-1 and SR. The area has been developing over the years at various densities, thus the mixed nature of approved zoning districts and the generally small size of the rezonings. However, there are some larger parcels, as indicated by the Samco rezoning which comprises 90 percent of the SR-zoned land. The fact that the overwhelming majority of vacant land

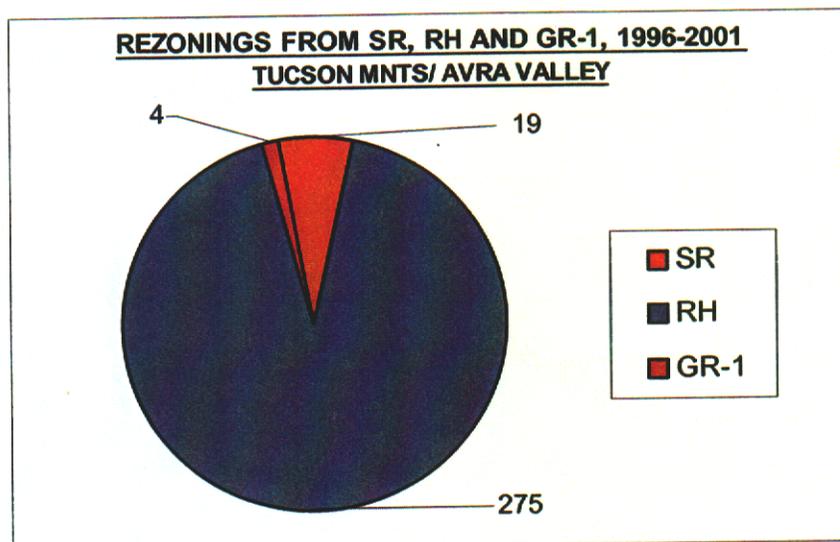
remains in its existing RH zoning (it was originally GR until 1985) is due to: 1) few rural communities have developed at either RH (e.g. Arivaca) or GR-1 densities (Three Points), and 2) the lack of infrastructure to support higher densities. Further, much of the area is both devoted to ranching uses and is comprised of State Trust land.



Graph 3: Rezoning: Southwest Subregion

Tucson Mountains/Avra Valley Subregion

Only eight rezonings occurred in this subregion, totaling 300 acres. Of these, 271 acres were rezoned in one case (Co9-97-43) in the north Avra Valley from RH Rural Homestead to GR-1 Rural Residential. The total vacant SR, RH and GR-1 acreage is 140,000 acres.



Graph 4: Rezoning: Tucson Mountains/Avra Valley Subregion

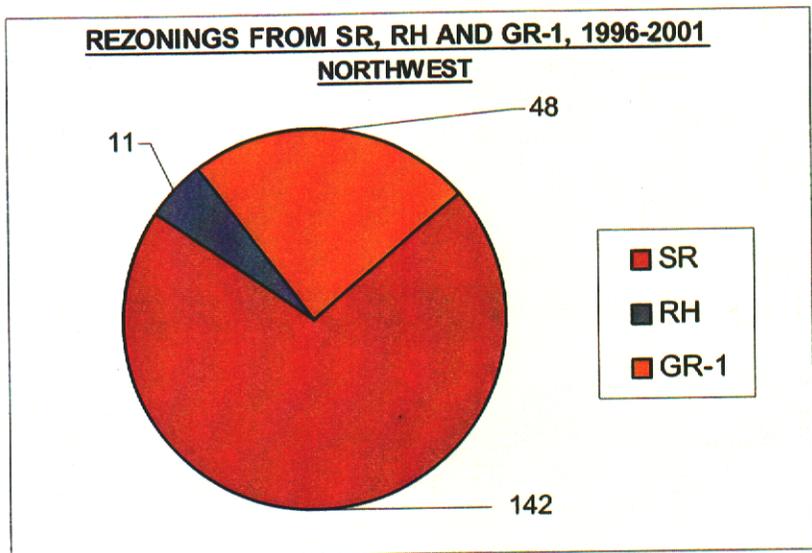
TABLE 4: REZONINGS (TUCSON MOUNTAINS/AVRA VALLEY)

Case #	From SR To:	Acres	Case #	From RH To:	Acres	Case #	From GR-1 To:	Acres
96023	CR-1	4.79	97043	GR-1	270.91	98015	CB-1	0.14
96040	CR-1	5.00	99021	GR-1	4.20	98024	CB-1	3.27
99030	CR-1	9.32				98028	CB-1	0.97
Total Acres		19.11			275.11			4.38
Regional Acres		909.66			3,062.49			481.51

This subregion is either rural (Avra Valley) or low density suburban (Tucson Mountains). The Tucson Mountains portion is primarily planned and zoned for SR densities. The CR-1 or other zoning opportunities are very limited and the CR-1 portions are nearing buildout. Further, most rezonings from SR have been opposed by the various Tucson Mountains neighborhoods. The Avra Valley lacks infrastructure for more urban densities. Also, much of the area is affected by the Brawley Wash floodplain, limiting rezoning opportunities to even GR-1. On the other hand, there are 4,000 acres currently zoned GR-1, providing opportunities for this type of development (e.g. the Picture Rocks area).

Northwest

There have been 46 rezonings in the Northwest subregion since 1996, of which 45 were from either SR Suburban Ranch or GR-1 Rural Residential. Total acreage zoned is approximately 200 acres (out of a total of over 50,000 vacant SR, RH and GR-1-zoned acres). Of these rezonings, 15 were done under the Lago del Oro Zoning Plan, within the townsite of Catalina, of which 12 were SH Suburban Homestead. Only 5 rezonings in the subregion (none under the zoning plan) were greater than 10 acres.



Graph 5: Rezoning: Northwest Subregion

The Northwest subregion shares some of the same characteristics as the Catalina Foothills subregion. The Catalina area, particularly within the boundaries of the Lago del Oro Zoning Plan, is nearing buildout, thus there are fewer large parcels available for rezoning. The predominant zoning district under the zoning plan is SH (80 percent of the zoning plan rezonings are to SH). The relatively small size of the rezonings throughout the subregion may be due to two factors: 1) the area has been under rezoning pressure since the 1970s, resulting in fewer large parcels available for rezoning; and, 2) much of the northern area of the subregion is planned and has been developed at low densities. Much of this area is zoned RH, therefore, rezonings from RH is likely to be at a minimum. The SR-zoned areas are within the portion of the subregion that was planned and has been developing under greater intensities. Finally, the small size and number of rezonings may also be due to the many annexations by the municipalities of Marana and Oro Valley. Both towns would annex large undeveloped parcels (as they provide a greater potential for increased revenues) rather than the smaller parcels, which also tend to be in neighborhoods that are already developing.

TABLE 5: REZONINGS (NORTHWEST)

Case #	From SR To:	Acres	Case #	From RH To:	Acres	Case #	From GR-1 To:	Acres	Zoning Plan
96045	TR	5.54	96016	SR	10.83	96001	SH	1.33	YES
96047	CR-1	4.35				96015	CB-2	2.60	
97009	CR-1	4.90				96018	SH	0.86	YES
97010	CR-1	4.89				96028	SH	1.24	YES
97021	CR-3	6.22				97014	SH	4.00	YES
97025	TR	4.55				97041	CB-2	2.34	
97038	TR	3.86				97053	CB-1	3.40	
97042	CR-1	8.20				98004	CB-1	0.92	YES
98011	CR-3	4.77				98008	SH	1.02	YES
98013	TR	13.60				98014	SH	1.12	YES
98025	CR-1	0.58				98029	CB-2	0.92	
98031	CR-3	23.00				99006	TR	2.50	YES
98049	CR-1	3.42				99012	SH	1.07	
98053	TR	1.55				99032	CMH-1	9.79	
99002	CR-1	10.87				99040	SH	1.08	YES
99015	TR	10.15				20041	SH	1.65	YES
99044	CR-1	3.33				20042	CB-1	3.00	
20009	TR	7.81				20043	CB-2	2.88	
20016	TR	11.88				20048	CB-2	0.59	
20021	TR	4.88				20048	CB-1	0.59	
20039	CR-1	3.50				20049	SH	1.20	YES
						20053	SH	1.10	YES
						20056	SH	0.91	YES
						20060	CMH-2	1.18	YES
						20061	SH	1.02	YES
Total Acres		141.85			10.83			48.31	
Regional Acres		909.66			3,062.49			481.51	

Upper Santa Cruz

Only five rezonings occurred in this subregion, all of them from RH, totaling 1,500 acres. Two of these comprised Canoa, encompassing all but about 150 of the rezoned acres.

The subregion is composed of: 1) the Town of Sahuarita, where there has been considerable activity; 2) the traditional townsite of Sahuarita, primarily zoned GR-1; 3) Green Valley; 4) Elephant Head and Montaña Vistas; 5) Arivaca Junction; and, 6) the area between Arivaca Junction and Green Valley. The Canoa rezonings will extend the developed area of Green Valley toward the south (there are few infill opportunities within Green Valley). Elephant Head and Montaña Vistas have been developed as low density communities. Arivaca Junction also includes a large developed area of mixed zoning, therefore, thereby allowing for very few rezoning opportunities. There is some development potential south of Canoa.

TABLE 6: REZONINGS (UPPER SANTA CRUZ)

Case #	From SR To:	Acres	Case #	From RH To:	Acres	Case #	From GR-1 To:	Acres
			96014	CR-1	26.00			
			96014	GC	146.00			
			96014	TR	123.00			
			96064	CR-1	137.98			
			97008	CMH-1	13.03			
			20024	CB-1	1.77			
			21001	CR-5	403.00			
			21001	CB-1	43.00			
			21001	CB-2	153.00			
			21001	GC	455.00			
Total Acres		-			1,501.78			-
Regional Acres		909.66			3,062.49			481.51

Catalina Foothills

All of the 49 rezonings in the Catalina Foothills subregion were from SR Suburban Ranch to other zoning districts (out of a total of 7,866 acres of vacant SR land within the subregion). Of these, 29 rezonings (58 percent) were done under either the Catalina Foothills or Agua Caliente-Sabino Creek Zoning Plans. Further, only two (2) of the rezonings were greater than 10 acres (both done under a zoning plan); and, the average size of each rezoning is about 4.5 acres.

There are several factors at work. The subregion comprises both the Catalina Foothills area as well as the Middle San Pedro Valley. The latter is zoned RH Rural Homestead and there has been no rezoning activity there. The Catalina Foothills area was originally zoned SR. Therefore, there would be no rezonings from either GR-1 or RH. As the area was rezoned through the two zoning plans (which cover virtually the entire subregion), and any areas not intended to remain SR were rezoned to CR-1 Single Residence, most of the rezonings were done under the zoning plans.

Further, the character of the area reveals that of the rezonings not done under the zoning plans, about half were rezoned to SR-2, and only six, totaling 22 acres, were rezoned to a zoning district equal to or greater in intensity than CR-3.

Also, as the area is nearing its buildout capacity under current zoning, most future rezonings will likely be small, infill parcels. Thus, even though there are over 7,800 acres of vacant SR-zoned land in the area, much of this area will be vacant, subdivided lots, or parcels within developing low-density areas.

TABLE 7: REZONINGS (CATALINA FOOTHILLS)

Case #	From SR To:	Acres	Case #	From RH To:	Acres	Case #	From GR-1 To:	Acres	Zoning Plan
96004	CR-1	1.85							
96006	SR-2	10.00							
96011	SR-2	4.00							
96022	SR-2	3.37							
96026	SR-2	4.34							
96027	SR-2	8.60							
96029	CR-1	3.96							YES
96032	CR-1	3.38							YES
96035	CR-1	6.77							YES
96042	SR-2	3.34							
96043	CR-1	15.49							YES
96044	CR-1	1.00							YES
96063	CR-1	3.33							YES
97002	SR-2	3.54							
97007	SR-2	3.33							
97012	CR-1	2.05							YES
97022	CR-1	3.25							YES
97035	CR-1	4.35							YES
97036	CR-1	4.25							YES
97037	CR-1	3.34							YES
97052	CR-1	3.91							YES
98005	CR-1	3.33							YES
98007	CR-1	4.30							YES
98009	CR-1	3.33							YES
98021	CR-1	3.33							YES
98027	CR-1	3.31							YES
98032	CR-4	1.20							
98034	CR-1	5.00							YES
98041	CR-1	3.95							
98042	TR	6.47							
98043	TR	1.31							
98044	CR-1	1.65							YES
98054	CB-1	2.00							
99001	CR-1	40.66							YES
99016	CR-1	5.00							YES
99035	TR	0.90							
99039	SR-2	2.08							
99039	CR-3	9.28							
20001	CR-1	3.05							
20003	CR-1	8.25							YES
20008	TR	1.10							
20019	CR-1	4.55							YES
20025	CR-1	4.94							YES
20026	SR-2	2.50							
20031	CR-1	3.30							YES
20032	CR-1	3.30							YES
20047	CR-1	3.30							YES
20055	CR-1	3.50							YES
20057	SR-1	3.62							YES
Total Acres		235.96							
Regional Total		909.66			3,062.49			481.51	

Conclusions

The total amount of acreage rezoned from SR, RH and GR-1 represents a very small portion of the zoned vacant SR, RH and GR-1 land in Eastern Pima County, (**Appendix A** contains information on vacant SR, RH and GR-1 land by subregions). This may be due to various factors, which include: 1) annexations, as more and more land is being controlled by the incorporated jurisdictions, especially within the general, metropolitan Tucson area; 2) developers developing land that has already been rezoned (and often platted), from earlier years, dating as far back as the late 1970s and early 1980s, when there was significantly more rezoning activity, as opposed to their (developers') reliance on new rezonings. This will probably continue, especially as construction in projects such as Rocking K and Vail Valley begin to pick up; and, 3) the situation related to the Cactus Ferruginous Pygmy Owl and the creation of the Sonoran Desert Conservation Plan (SDCP). Developers may be waiting until final plans are approved before beginning new projects. This would be particularly true in the Northwest which had traditionally been the area accommodating much of the region's growth.

Many of the rezonings are to low-intensity suburban or even rural densities. This reflects implementation of the two zoning plans in the Catalina Foothills as well as the long-term existing trend within the County of low density residential development. Many of these rezonings have occurred in areas currently developing at low densities.

Appendices

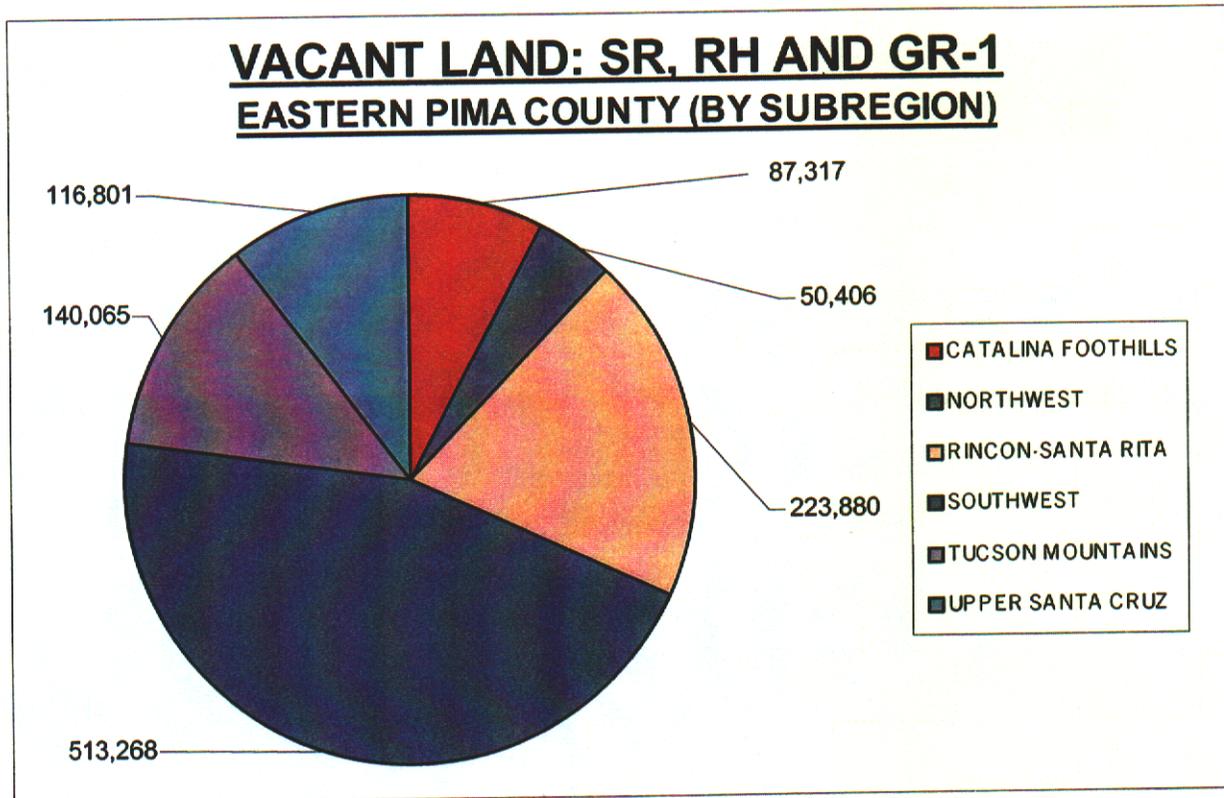
Appendix A

Vacant Land: SR, RH and GR-1 in Eastern Pima County

The following tables and graphs show the amount of vacant land zoned SR, RH and GR-1 in Eastern Pima County.

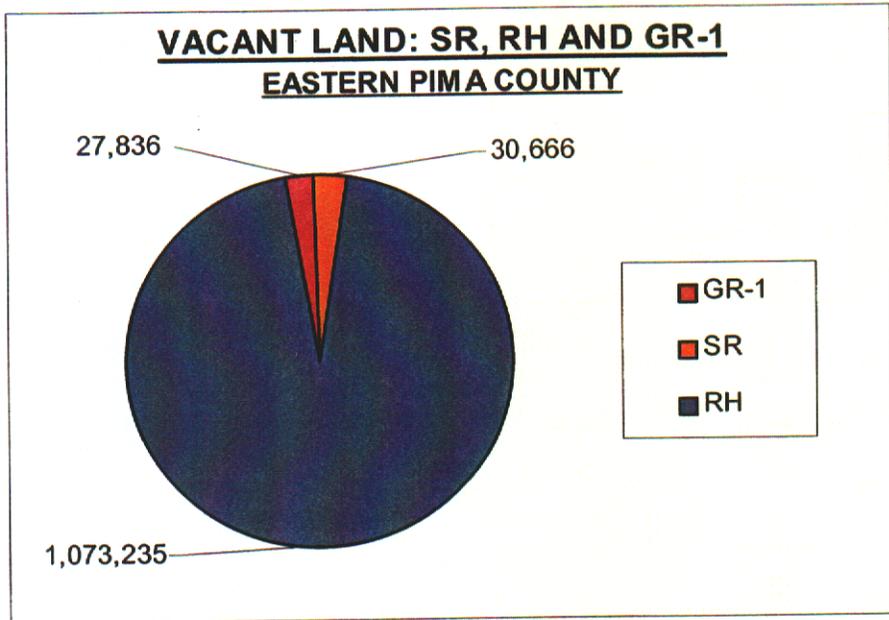
TABLE 8: REZONINGS (CATALINA FOOTHILLS)

SUBREGION	GR-1	SR	RH	TOTAL
CATALINA FOOTHILLS	0	7,866	79,451	87,317
NORTHWEST	1,979	5,881	42,546	50,406
RINCON-SANTA RITA	11,782	4,524	207,574	223,880
SOUTHWEST	8,882	2,423	501,963	513,268
TUCSON MOUNTAINS	3,951	9,448	126,666	140,065
UPPER SANTA CRUZ	1,242	524	115,035	116,801
TOTAL (BY ZONING DISTRICTS)	27,836	30,666	1,073,235	
TOTAL (EASTERN PIMA COUNTY)				1,131,737



Graph 6: Vacant SR, RH and GR-1 land by Subregion

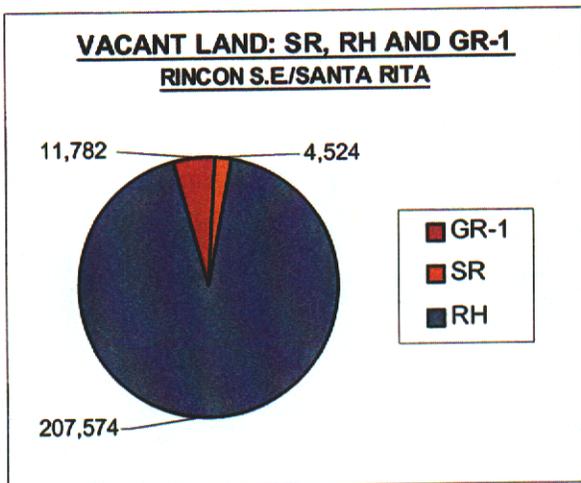
The RH Rural Homestead zoning district comprises the overwhelming majority of all vacant SR, RH and GR-1 zoned land in Eastern Pima County, as shown in **Graph 7**.



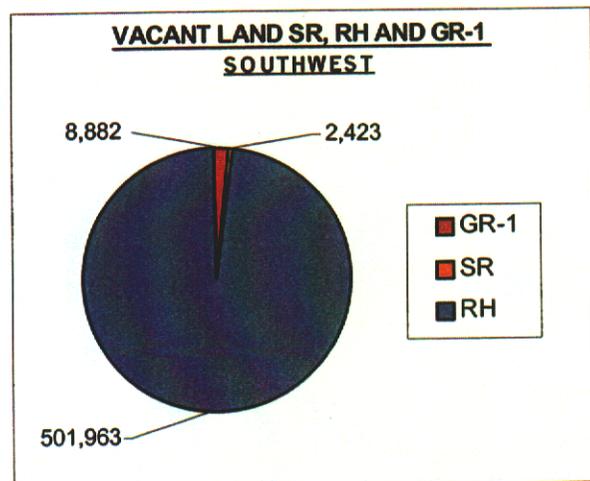
Graph 7: Vacant land by SR, RH and GR-1 Zoning Districts

TABLE 9: VACANT LAND (RINCON SE/SANTA RITA & SOUTHWEST)

LAND USE	RINCON S.E./SANTA RITA			SOUTHWEST		
	GR-1	SR	RH	GR-1	SR	RH
RANCHING	1,445	772	32,662	42	0	79,589
VACANT	3,469	1,998	17,662	3,107	1,717	21,451
VACANT - STATE	6,692	4	148,410	4,492	106	366,970
VACANT - JURISDICTION	68	141	8,130	911	600	27,473
VACANT - AGRICULTURAL	108	3	396	101	0	2,076
RURAL	0	1,606	314	228	0	4,404
TOTAL (ZONING DISTRICT)	11,782	4,524	207,574	8,882	2,423	501,963
TOTAL (SUBREGIONS)			223,880			513,268



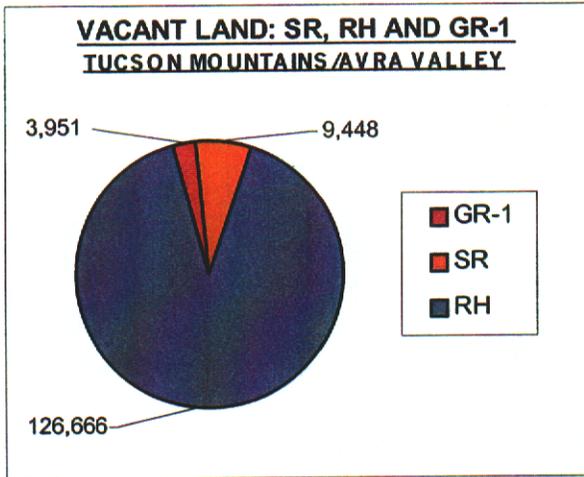
Graph 8: Vacant land Rincon SE/Santa Rita



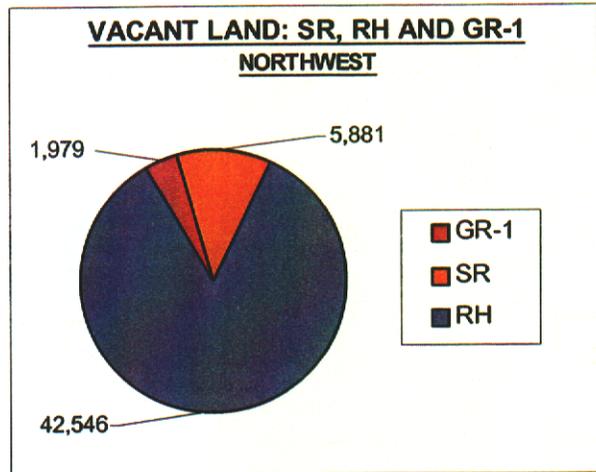
Graph 9: Vacant land Southwest

TABLE 10: VACANT LAND (TUCSON MOUNTAINS/AVRA VALLEY & NORTHWEST)

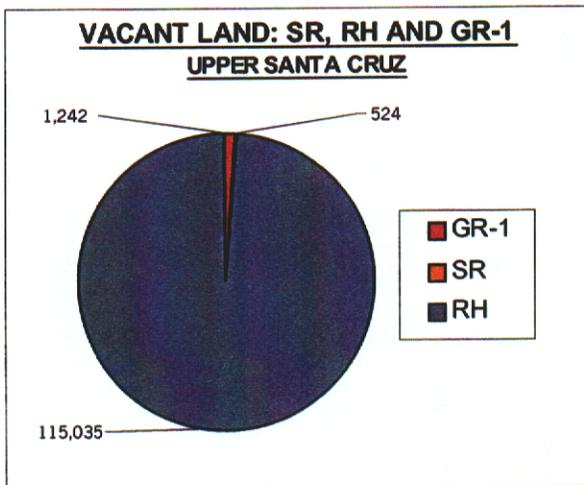
LAND USE	TUCSON MTNS/AVRA VALLEY			NORTHWEST		
	GR-1	SR	RH	GR-1	SR	RH
RANCHING	166	437	20,950	519	0	1,657
VACANT	1,545	6,698	13,871	927	4,417	953
VACANT - STATE	1,048	0	61,798	475	951	32,049
VACANT - JURISDICTION	358	23	13,883	30	318	1,407
VACANT - AGRICULTURAL	112	4	12,577	0	17	2,076
RURAL	721	2,286	3,586	29	178	4,403
TOTAL (ZONING DISTRICT)	3,951	9,448	126,666	1,979	5,881	42,546
TOTAL (SUBREGIONS)			140,065			50,405



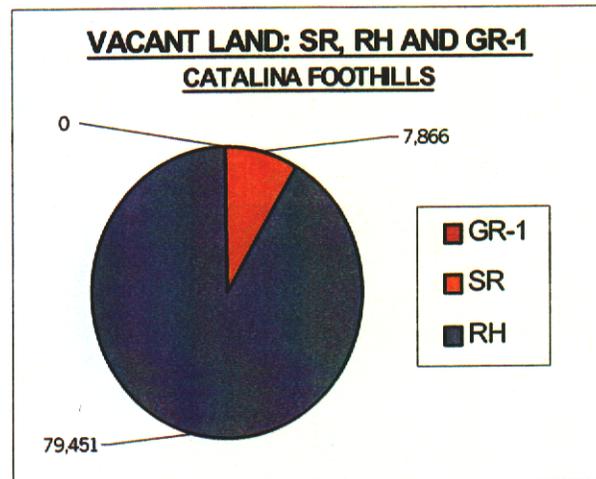
Graph 10: Vacant land Tucson Mntn/Avra Valley



Graph 11: Vacant land Northwest



Graph 12: Vacant land Upper Santa Cruz



Graph 13: Vacant land Catalina Foothills

TABLE 11: VACANT LAND (UPPER SANTA CRUZ & CATALINA FOOTHILLS)

LAND USE	UPPER SANTA CRUZ			CATALINA FOOTHILLS		
	GR-1	SR	RH	GR-1	SR	RH
RANCHING	228	0	27,494	0	803	10,648
VACANT	425	524	12,940	0	5,296	1,953
VACANT - STATE	541	0	63,516	0	0	66,520
VACANT - JURISDICTION	22	0	6,818	0	148	0
VACANT - AGRICULTURAL	0	0	3,727	0	13	15
RURAL	25	0	541	0	1,606	314
TOTAL (ZONING DISTRICT)	1,242	524	115,035	0	7,866	79,451
TOTAL (SUBREGIONS)			116,801			87,316

Appendix B

List of Rezoning From SR, RH and GR-1, 1996 - 2001

Co9.	Zoning From	To	Acres	Sub-region	Zoning Plan	Co9.	Zoning From	To	Acres	Sub-region	Zoning From	Co9.	Zoning From	To	Acres	Sub-region
96004	SR	CR-1	1.85	CF		96005	GR-1	SH	1.11	RSSR		96016	RH	SR	10.83	NW
96006	SR	SR-2	10.00	CF		96062	GR-1	CB-2	5.29	RSSR		96038	RH	GR-1	37.90	RSSR
96011	SR	SR-2	4.00	CF		97015	GR-1	CB-2	3.82	RSSR		96051	RH	CR-1	4.47	RSSR
96022	SR	SR-2	3.37	CF		99024	GR-1	CR-2	364.00	RSSR		96060	RH	CR-1	4.43	RSSR
96026	SR	SR-2	4.34	CF		200051	GR-1	CR-2	28.00	RSSR		98022	RH	CR-1	444.30	RSSR
96027	SR	SR-2	8.60	CF		96001	GR-1	SH	1.33	NW	YES	98022	RH	SR-2	482.80	RSSR
96029	SR	CR-1	3.96	CF	YES	96015	GR-1	CB-2	2.60	NW		98022	RH	SR	52.10	RSSR
96032	SR	CR-1	3.38	CF	YES	96018	GR-1	SH	0.86	NW	YES	98052	RH	SR	56.50	RSSR
96035	SR	CR-1	6.77	CF	YES	96028	GR-1	SH	1.24	NW	YES	98052	RH	SR-2	101.76	RSSR
96042	SR	SR-2	3.34	CF		97014	GR-1	SH	4.00	NW	YES	99023	RH	GR-1	5.00	RSSR
96043	SR	CR-1	15.49	CF	YES	97041	GR-1	CB-2	2.34	NW		200007	RH	GR-1	5.00	RSSR
96044	SR	CR-1	1.00	CF	YES	97053	GR-1	CB-1	3.40	NW		97003	RH	GR-1	3.83	SW
96063	SR	CR-1	3.33	CF	YES	98004	GR-1	CB-1	0.92	NW	YES	200011	RH	CR-1	76.68	SW
97002	SR	SR-2	3.54	CF		98008	GR-1	SH	1.02	NW	YES	97043	RH	GR-1	270.91	TMAV
97007	SR	SR-2	3.33	CF		98014	GR-1	SH	1.12	NW	YES	99021	RH	GR-1	4.20	TMAV
97012	SR	CR-1	2.05	CF	YES	98029	GR-1	CB-2	0.92	NW		96014	RH	CR-1	26.00	USC
97022	SR	CR-1	3.25	CF	YES	99006	GR-1	TR	2.50	NW	YES	96014	RH	GC	146.00	USC
97035	SR	CR-1	4.35	CF	YES	99012	GR-1	SH	1.07	NW		96014	RH	TR	123.00	USC
97036	SR	CR-1	4.25	CF	YES	99032	GR-1	CMH-1	9.79	NW		96064	RH	CR-1	137.98	USC
97037	SR	CR-1	3.34	CF	YES	99040	GR-1	SH	1.08	NW	YES	97008	RH	CMH-1	13.03	USC
97052	SR	CR-1	3.91	CF	YES	200041	GR-1	SH	1.65	NW	YES	200024	RH	CB-1	1.77	USC
98005	SR	CR-1	3.33	CF	YES	200042	GR-1	CB-1	3.00	NW		21001	RH	CR-5	403.00	USC
98007	SR	CR-1	4.30	CF	YES	200043	GR-1	CB-2	2.88	NW		21001	RH	CB-1	43.00	USC
98009	SR	CR-1	3.33	CF	YES	200048	GR-1	CB-2	0.59	NW		21001	RH	CB-2	153.00	USC
98021	SR	CR-1	3.33	CF	YES	200048	GR-1	CB-1	0.59	NW		21001	RH	GC	455.00	USC
98027	SR	CR-1	3.31	CF	YES	200049	GR-1	SH	1.20	NW	YES				3,062.49	
98032	SR	CR-4	1.20	CF		200053	GR-1	SH	1.10	NW	YES					
98034	SR	CR-1	5.00	CF	YES	200056	GR-1	SH	0.91	NW	YES					
98041	SR	CR-1	3.95	CF		200060	GR-1	CMH-2	1.18	NW	YES					
98043	SR	TR	1.31	CF		200061	GR-1	SH	1.02	NW	YES					
98044	SR	CR-1	1.65	CF	YES	96002	GR-1	SH	1.40	SW						
98054	SR	CB-1	2.00	CF		96003	GR-1	SH	1.70	SW						

Co9.	Zoning From	To	Acres	Sub-region	Zoning Plan	Co9.	Zoning From	To	Acres	Sub-region	Zoning Plan	Co9.	Zoning From	To	Acres	Sub-region
99001	SR	CR-1	40.66	CF	YES	96053	GR-1	CMH-1	0.52	SW						
99016	SR	CR-1	5.00	CF	YES	97019	GR-1	SH	1.07	SW						
99035	SR	TR	0.90	CF		97029	GR-1	SH	1.03	SW						
99039	SR	SR-2	2.08	CF		97040	GR-1	SH	1.01	SW						
99039	SR	CR-3	9.28	CF		97044	GR-1	SH	0.91	SW						
200001	SR	CR-1	3.05	CF		99038	GR-1	CB-1	3.96	SW						
200003	SR	CR-1	8.25	CF	YES	200030	GR-1	CB-1	3.00	SW						
200008	SR	TR	1.10	CF		200030	GR-1	CB-2	12.00	SW						
200019	SR	CR-1	4.55	CF	YES	98015	GR-1	CB-1	0.14	TMAV						
200025	SR	CR-1	4.94	CF	YES	98024	GR-1	CB-1	3.27	TMAV						
200026	SR	SR-2	2.50	CF		98028	GR-1	CB-1	0.97	TMAV						
200031	SR	CR-1	3.30	CF	YES				481.51							
200032	SR	CR-1	3.30	CF	YES											
200047	SR	CR-1	3.30	CF	YES											
200055	SR	CR-1	3.50	CF	YES											
200057	SR	SR-1	3.62	CF	YES											
98042	SR/CR-1	TR	6.47	CF												
96045	SR	TR	5.54	NW												
96047	SR	CR-1	4.35	NW												
97009	SR	CR-1	4.90	NW												
97010	SR	CR-1	4.89	NW												
97021	SR	CR-3	6.22	NW												
97025	SR	TR	4.55	NW												
97038	SR	TR	3.86	NW												
97042	SR	CR-1	8.20	NW												
98011	SR	CR-3	4.77	NW												
98013	SR	TR	13.60	NW												
98025	SR	CR-1	0.58	NW												
98031	SR	CR-3	23.00	NW												
98049	SR	CR-1	3.42	NW												
98053	SR	TR	1.55	NW												
99002	SR	CR-1	10.87	NW												
99015	SR	TR	10.15	NW												
99044	SR	CR-1	3.33	NW												
200009	SR	TR	7.81	NW												
200016	SR	TR	11.88	NW												
200021	SR	TR	4.88	NW												

Co9.	Zoning From	To	Acres	Sub-region	Zoning Plan	Co9.	Zoning From	To	Acres	Sub-region	Zoning Plan	Co9.	Zoning From	To	Acres	Sub-region
200039	SR	CR-1	3.50	NW	YES											
96009	SR	CI-2	17.50	RSSR												
96017	SR	SR-2	4.00	RSSR												
96052	SR	CR-1	3.45	RSSR												
98010	SR	CR-1	4.23	RSSR												
98045	SR	CB-2	67.30	RSSR												
98045	SR	CI-2	3.10	RSSR												
98051	SR	CI-1	4.75	RSSR												
200005	SR	CI-1	9.50	RSSR												
96012	SR	SH	4.53	SW												
96025	SR	CR-1	4.80	SW												
96058	SR	SH	4.06	SW												
97013	SR	SH	4.46	SW												
97016	SR	SH	4.65	SW												
97020	SR	CR-4	108.90	SW												
97020	SR	TR	15.21	SW												
97026	SR	CR-1	3.33	SW												
97027	SR	SH	4.06	SW												
99005	SR	CR-1	4.77	SW												
99011	SR	CR-1	3.37	SW												
97020	SR/CR-3	CR-1	22.89	SW												
97020	SR/CR-3	CR-4	213.88	SW												
96023	SR	CR-1	4.79	TMAV												
96040	SR	CR-1	5.00	TMAV												
99030	SR	CR-1	9.32	TMAV												
			909.66													

Appendix C

List of Cases Involving Rezoning From SR, RH and GR-1, 1996 - 2001

Co9.	Zoning From	Zoning To	Acres	Sub-region	BOS Action	T-ship Range	Section	Action Date	Open/Closed	Units		Single Family		Co12.	Use Type	ADT	Plan/LU Intensity	RAC
										Prop.	Appr.	Prop.	Appr.					
96001	GR-1	SH	1.33	NW	AP	1114	10	07/16/1996	OP	2	2				LDR	MH	n/a	LDOZP 1.50
96002	GR-1	SH	1.40	SW	AP	1513	18	07/16/1996	CLS	2	2				LDR	MH	n/a	LIU 3.0 1.43
96003	GR-1	SH	1.70	SW	AP	1513	18	07/18/1996	CLS	2	2				LDR	MH	6	LIU 3.0 1.18
96004	SR	CR-1	1.85	CF	AP	1314	20	08/06/1996	CLS	2	2				LDR	SF	20	LIU 1.2 1.08
96005	GR-1	SH	1.11	RSSR	AP	1614	6	08/06/1996	OP	1	1				VLDR	MH	6	LIU 3.0 0.90
96006	SR	SR-2	10.00	CF	AP	1315	26	08/06/1996	OP	5	5				VLDR	SF	50	LIU 1.2 0.50
96009	SR	CI-2	17.50	RSSR	AP	1515	7	09/17/1996	OP	0	0		0		IND	AUTO STOR	900	I
96011	SR	SR-2	4.00	CF	AP	1315	32	10/15/1996	CLS	2	2				VLDR	SF	10	LIU 1.2 0.50
96012	SR	SH	4.53	SW	AP	1412	34	12/10/1996	CLS	4	4				VLDR	SF/MH	21	LIU 3.0 0.88
96014	RH	CR-1	26.00	USC	AP	1913	5, 8	03/18/1997	OP	0	0			98105	LDR	SF	0	LIU 3.0
96014	RH	GC	146.00	USC	AP	1913	5, 8, 9	03/18/1997	OP	0	0			98105	LDR	SF	0	LIU 3.0
96014	RH	TR	123.00	USC	AP	1913	5, 8, 9	03/18/1997	OP	500	500			98105	LDR	SF	0	LIU 3.0 4.07
96014	SR	RH	3.00	USC	AP	1913	9	03/18/1997	OP	0	0			98105	LDR	SF	3850	LIU 3.0 0
96015	GR-1	CB-2	2.60	NW	AP	1114	9	11/12/1996	OP		17000	17000		97005	COMM	MIXED	3000	MFC
96016	RH	SR	10.83	NW	AP	1114	23	11/12/1996	CLS	3	3				VLDR	SF	n/a	LIU 0.3 0.28
96017	SR	SR-2	4.00	RSSR	AP	1516	17	08/19/1996	OP	2	2				VLDR	SF	n/a	LIU 0.5 0.50
96018	GR-1	SH	0.86	NW	AP	1114	4	10/15/1996	CLS	2	2				LDR	MH	n/a	LDOZP 2.33
96022	SR	SR-2	3.37	CF	AP	1315	26	09/17/1996	CLS	2	2				VLDR	SF	20	LIU 1.2 0.59
96023	SR	CR-1	4.79	TMAV	AP	1313	19	10/22/1996	CLS	4	4				VLDR	SF	30	LIU 1.2 0.84
96025	SR	CR-1	4.80	SW	AP	1512	2	10/15/1996	CLS	2	2				VLDR	SF	20	LIU 3.0 0.42
96026	SR	SR-2	4.34	CF	AP	1315	26	10/15/1996	CLS	2	2				VLDR	SF	20	LIU 0.5 0.46
96027	SR	SR-2	8.60	CF	AP	1315	32	11/12/1996	CLS	7	4				VLDR	SF	60	LIU 1.2 0.47
96028	GR-1	SH	1.24	NW	AP	1114	4	10/01/1996	CLS	2	2				LDR	SF/MH	6	LDOZP 1.61
96029	SR	CR-1	3.96	CF	AP	1315	15	10/01/1996	CLS	4	4				LDR	SF	n/a	ACSCZP 1.01
96032	SR	CR-1	3.38	CF	AP	1315	26	11/12/1996	CLS	3	3				VLDR	SF	20	ACSCZP 0.89
96035	SR	CR-1	6.77	CF	AP	1315	18	11/12/1996	CLS	5	5				VLDR	SF	50	CFZP 0.74
96038	RH	GR-1	37.90	RSSR	AP	1616	16	02/18/1997	OP	38	38				LDR	MH	380	MIR 1.00
96040	SR	CR-1	5.00	TMAV	AP	1313	19	05/20/1997	OP	4	4				VLDR	SF	40	LIU 1.2 0.80
96042	SR	SR-2	3.34	CF	AP	1314	26	02/18/1997	CLS	2	2				VLDR	SF	n/a	LIU 1.2 0.60
96043	SR	CR-1	15.49	CF	AP	1416	5	09/18/1996	CLS	17	17			96088	LDR	SF	n/a	ACSCZP 1.10

