

**Planning Commission – Study Session  
January 15, 2014**

***Rio Nuevo Redevelopment Plan, PA-13-01***



**Planning and Development Services**

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**Issue:**

Request to amend *Rio Nuevo Redevelopment Plan March 1982 (RNRP) – Parcel C* to allow a Recreational Vehicle Park designation. The site is a former General Services Administration (GSA) motor pool facility.

*RNRP – Parcel C*: principal use - U.S. Government, GSA;  
alternative use – shopping center related commercial, C-2 zoning.

Rezone amendment site from Residential R-2 to Recreational Vehicle (RV).



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PROJECT SITE

AERIAL MAP



Scale: 1:2,400

Printed Nov. 21, 2013



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  PROJECT SITE  
Scale: 1:2,400

**ZONING VICINTY MAP**

 CITY OF  
TUCSON  
Printed Nov 21, 2013



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## RNRD – Land Uses by Parcels

### 3. Parcel "C" 1.3 acres

Principal Use: Existing Public Use (U.S. Government, General Services Administration)

Alternative Use: Shopping Center Related Commercial

Proposed Zoning: C-2 (B-2A)

Other: All other development standards shall be per the City of Tucson *Land Use Code* "C-2" (B-2A) Commercial (Business) Zone and conditions for approval. It is intended that the design of future use be integrated with the design of Parcel "A".



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## **Proposed Land Use Change Consistent w/ Plan Policy Directions:**

- Utilize presently vacant and/or underutilized land and existing infrastructure at the gateway to the downtown area along I-10
- Provide an expanded residential population base in support of retail and service establishments and cultural facilities in downtown
- New development should be designed and scaled to be compatible within or near existing neighborhoods
- Support and encourage infill and redevelopment in or adjacent to existing regional and community activity centers



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**Staff recommends the Planning Commission set this item for public hearing at the February 2014 meeting.**



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