

**Planning Commission – Public Hearing**  
**March 5, 2014**

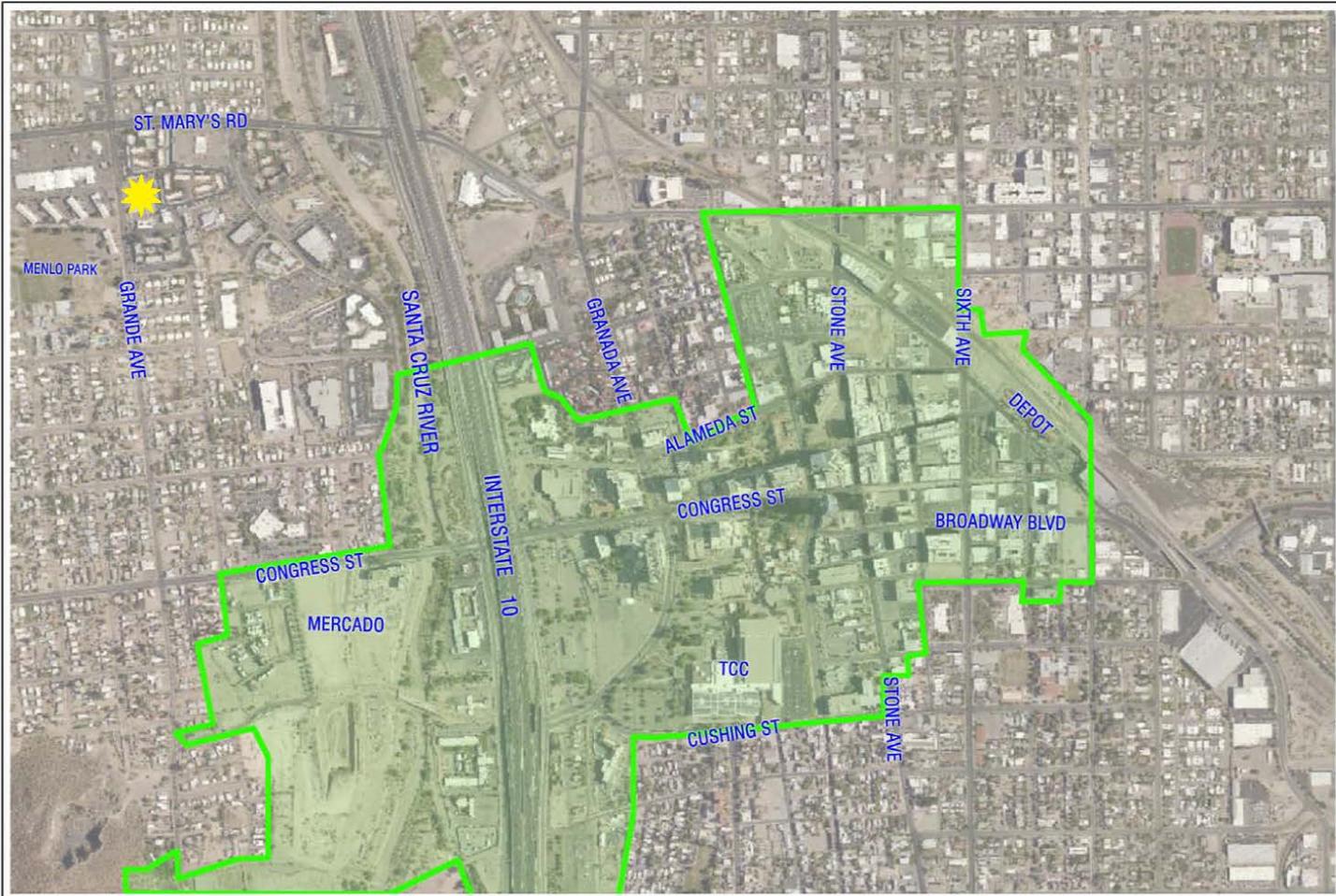
***Rio Nuevo Redevelopment Plan, PA-13-03***



**Planning and Development Services**

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**March 5, 2014**



 Scale: 1:12,000

 RIO NUEVO DISTRICT (RND)

 AMENDMENT SITE

CONTEXT MAP

 CITY OF  
**TUCSON**  
Printed: Nov 21, 2013



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March 5, 2014

## **Issue:**

Request to amend *Rio Nuevo Redevelopment Plan - March 1982*  
(*RNRP*) – *Parcel C*

- Allow for additional use - Recreational Vehicle Park designation.
- The site is a former General Services Administration (GSA) motor pool facility.
- Rezone amendment site from Residential R-2 to Recreational Vehicle (RV).



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# Recreational Vehicle Park

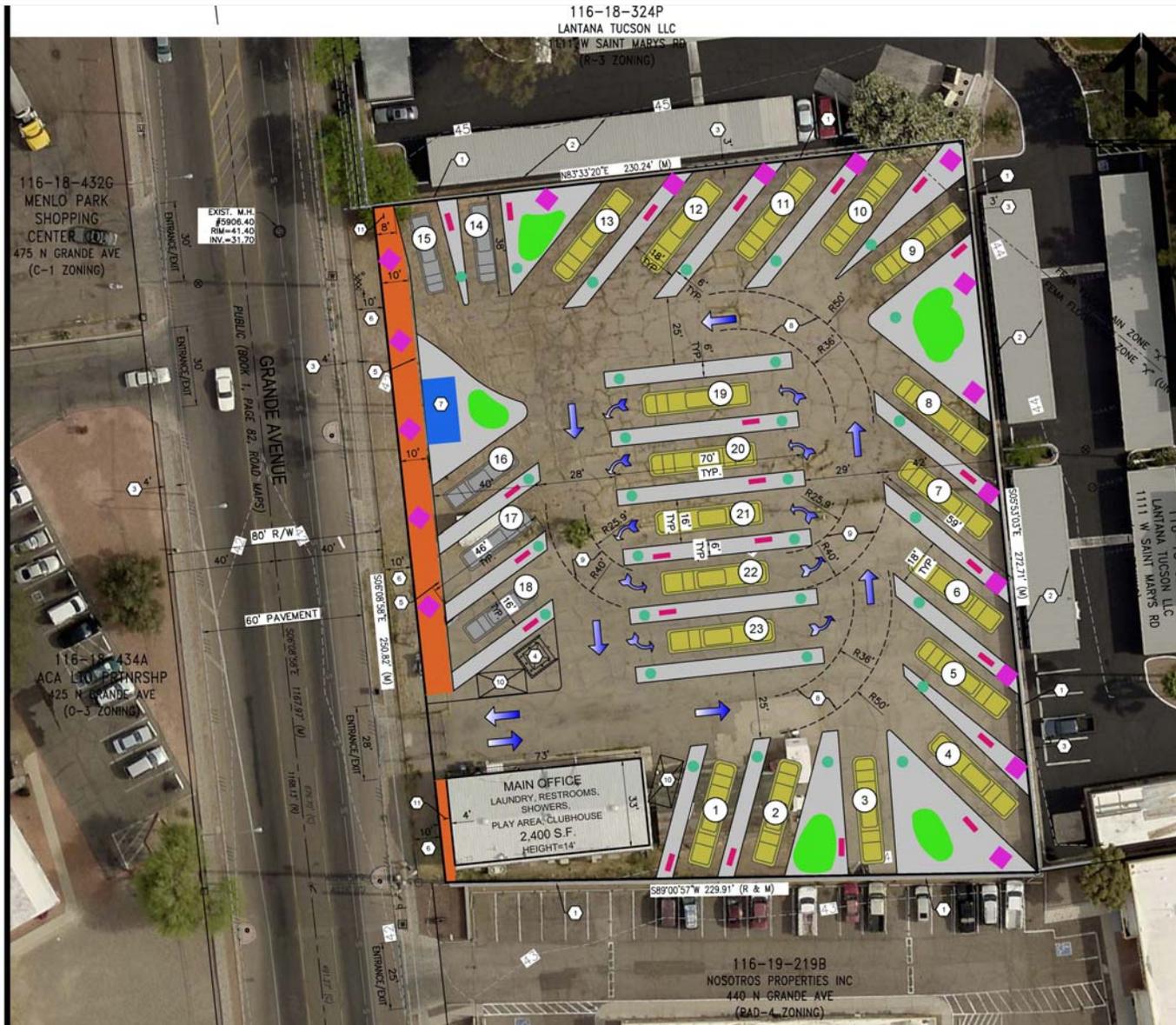
*Defined in UDC as a parcel of land under single ownership, where one or more spaces are rented or leased to persons for occupancy of recreational vehicles*



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 PROJECT SITE

### ZONING VICINTY MAP

Scale: 1:2,400



Printed: Nov 21, 2013



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## **Recreational Vehicle Zone (RV)**

- Provides for development of short-term occupancy recreational vehicle parks and campsites
- Ensures reasonable compatibility with adjoining properties by establishing special requirements

### **RV in reality is a one use zone**

- Campsites under 200 spaces
- Campsites over 200 spaces with limited accessory uses  
i.e. General Merchandise Sales, Food and Beverage Sales
- Hazardous Material Storage (as an accessory use), i.e. above ground fuel tanks



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## *Rio Nuevo Redevelopment Plan – 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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3. **Parcel “C”** 1.3 acres (\*Proposed changes in yellow)

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

Alternative Uses: Shopping Center Related Commercial; **Recreational Vehicle Park**

Proposed Zoning: C-2 (B2-A); **RV**

**RV Development Standards:**

- 1) **Maximum length of stay for Recreational Vehicle Park Guests – 10 months**
- 2) **Maximum number of Recreational Vehicle Park Sites: 23**
- 3) **Existing structures and features may be allowed to remain and repurposed for Recreational Vehicle Park usage**
- 4) **Noise regulations shall be adhered to and quiet hours established from 10:00 p.m. until 7:00 a.m. - All Days of the Week.**

Other: All other development standards shall be per the City of Tucson Unified Development Code for “C-2” (B-2A) Commercial Zone and **“RV” Recreational Vehicle Zone.**

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VI-6



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

- Utilizes presently vacant parcel and existing infrastructure located adjacent to downtown area and I-10 Freeway
- Provides an expanded residential population base in support of retail and service establishments and cultural facilities in downtown
- Creates a functionally and aesthetically designed development that enhances the image of the City, and reflects sensitivity to site and surrounding neighborhoods
- Appropriate location for non-residential development along an arterial roadway (Grande Avenue identified as an arterial on the Major Streets and Route Plan)



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**Staff recommends the Planning Commission forward this Plan Amendment to Mayor and Council with a recommendation to amend *Rio Nuevo Redevelopment Plan – March 1982 – Parcel “C”***

- **to allow Recreational Vehicle Park use**



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