



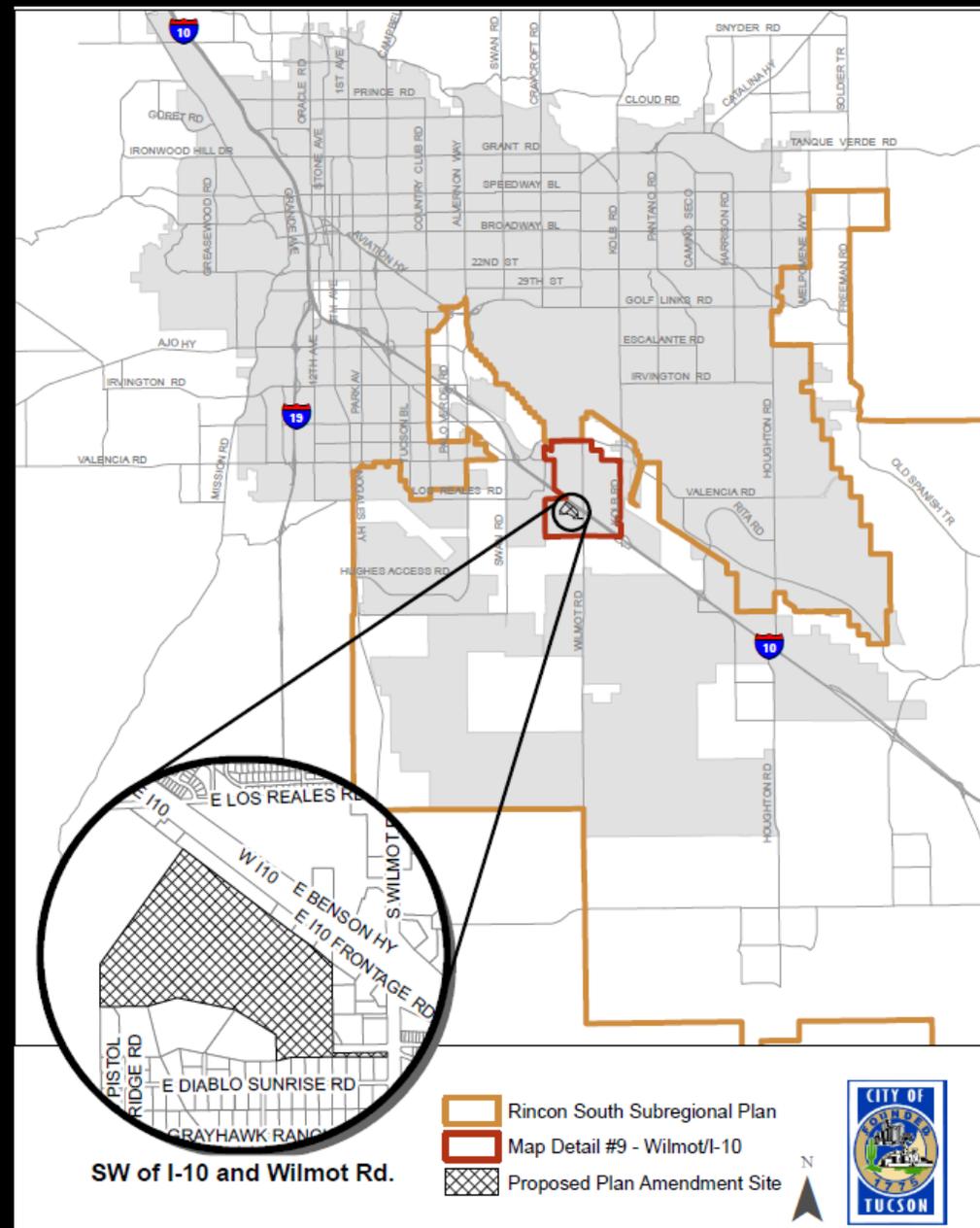
**ITEM #5 PA-20-01
RINCON SOUTHEAST
SUBREGIONAL PLAN (RSSP)
PROPOSED AMENDMENT**

**Planning Commission
STUDY SESSION**

Wednesday, March 4, 2020

Site Location

- ▶ Approximately 78.54 acres
- ▶ Located in the **RSSP** southwest of Interstate 10 & Wilmot Road within boundaries of **Map Detail #9** of the **RSSP**
- ▶ **Subregional Plan Purpose** : to provide land-use policy and development direction for areas that were adjacent to and eventually annexed into the City.

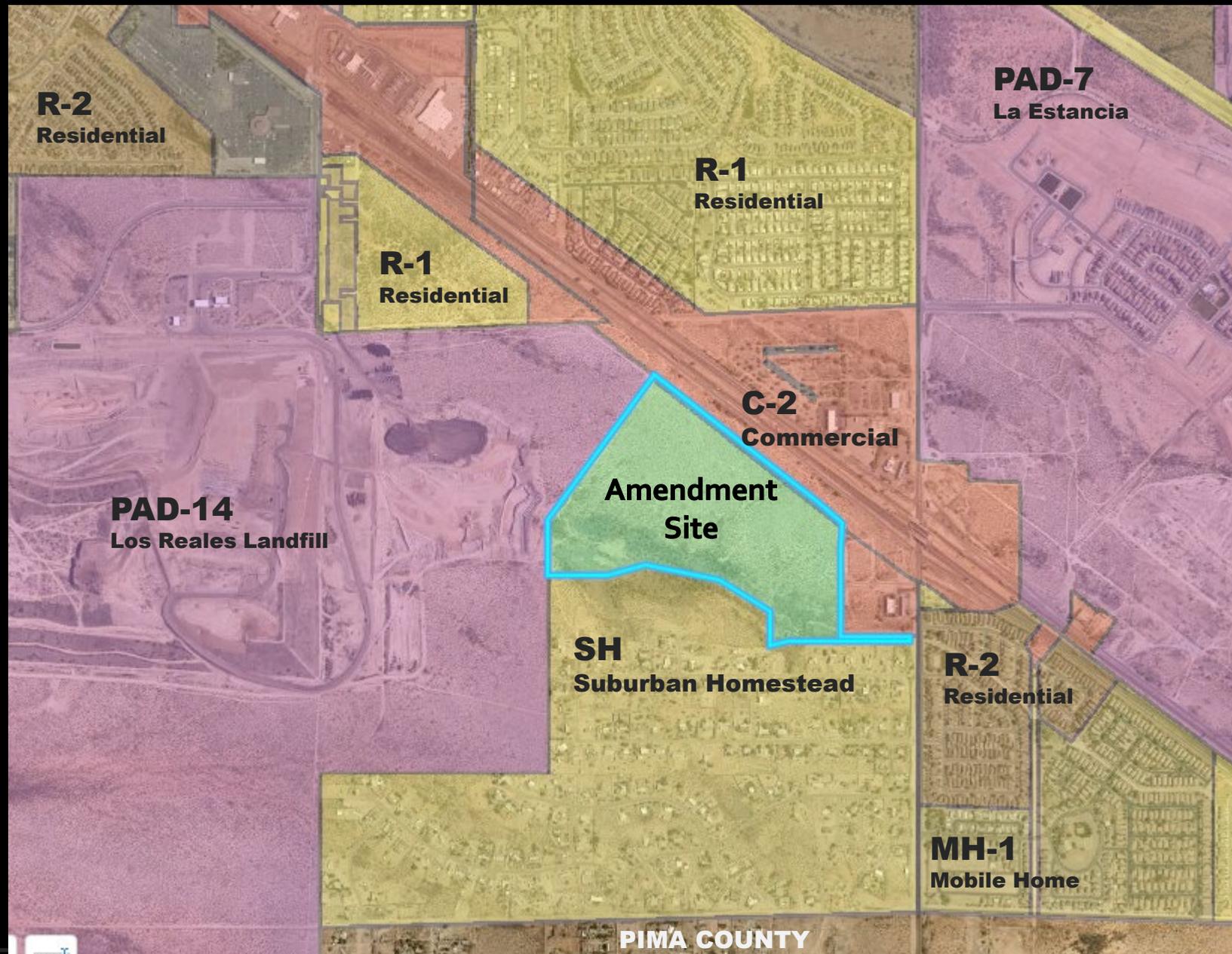


Existing Zoning

- ▶ Zoning on Site:
Suburban Homestead (SH)
- ▶ Adjacent Zoning:
Commercial Zone (C-2)
Suburban Homestead Zone (SH)
Los Reales Landfill Planned
Area Development Zone (PAD)
- ▶ Surrounding Area Zoning:
Residence Zone (R-2)
Residence Zone (R-1)
La Estancia PAD Zone

Existing Land Use

- ▶ Land Use on Site:
Vacant
- ▶ Adjacent Land Uses:
Gas Station & Marijuana Dispensary
Greyhawk Ranch Subdivision
Landfill
Interstate-10 and more Commercial
- ▶ Surrounding Area Land Use:
La Estancia PAD
Residential
Commercial
Industrial

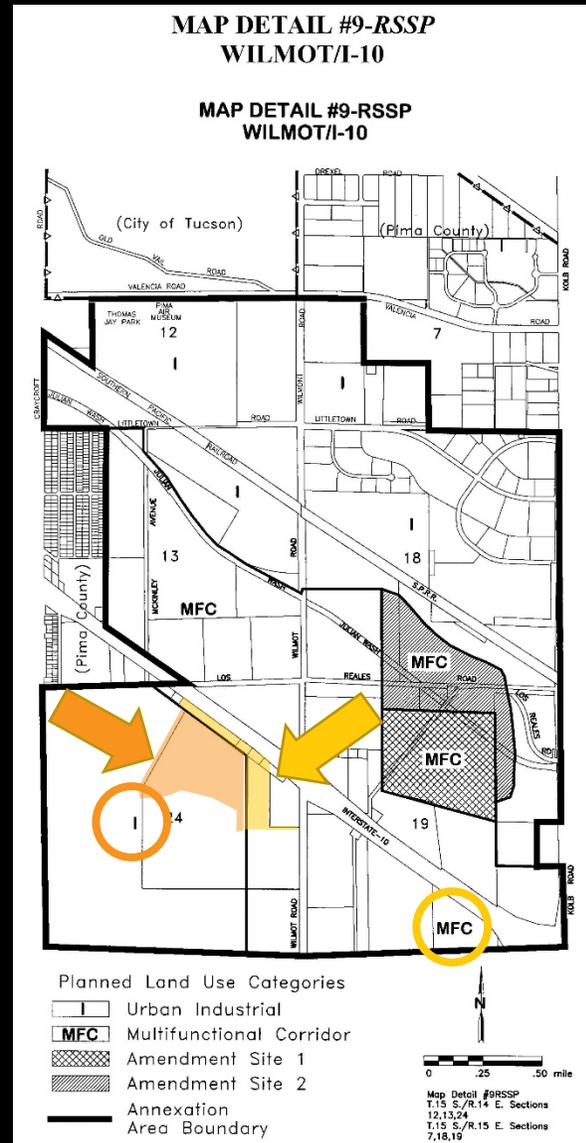


Surrounding Context



Map Detail #9 - RSSP

- ▶ The parcel is split between two land use intensity categories in *Map Detail #9*
- ▶ **Multifunctional Corridor:** Purpose is to designate areas for the integrated development of complementary uses along major transportation corridors.
- ▶ **Urban Industrial:** Purpose is to designate adequate areas for industrial uses that are compatible with certain types of commercial activities but generally incompatible with residential uses.



Allowed Land Uses

Urban Industrial

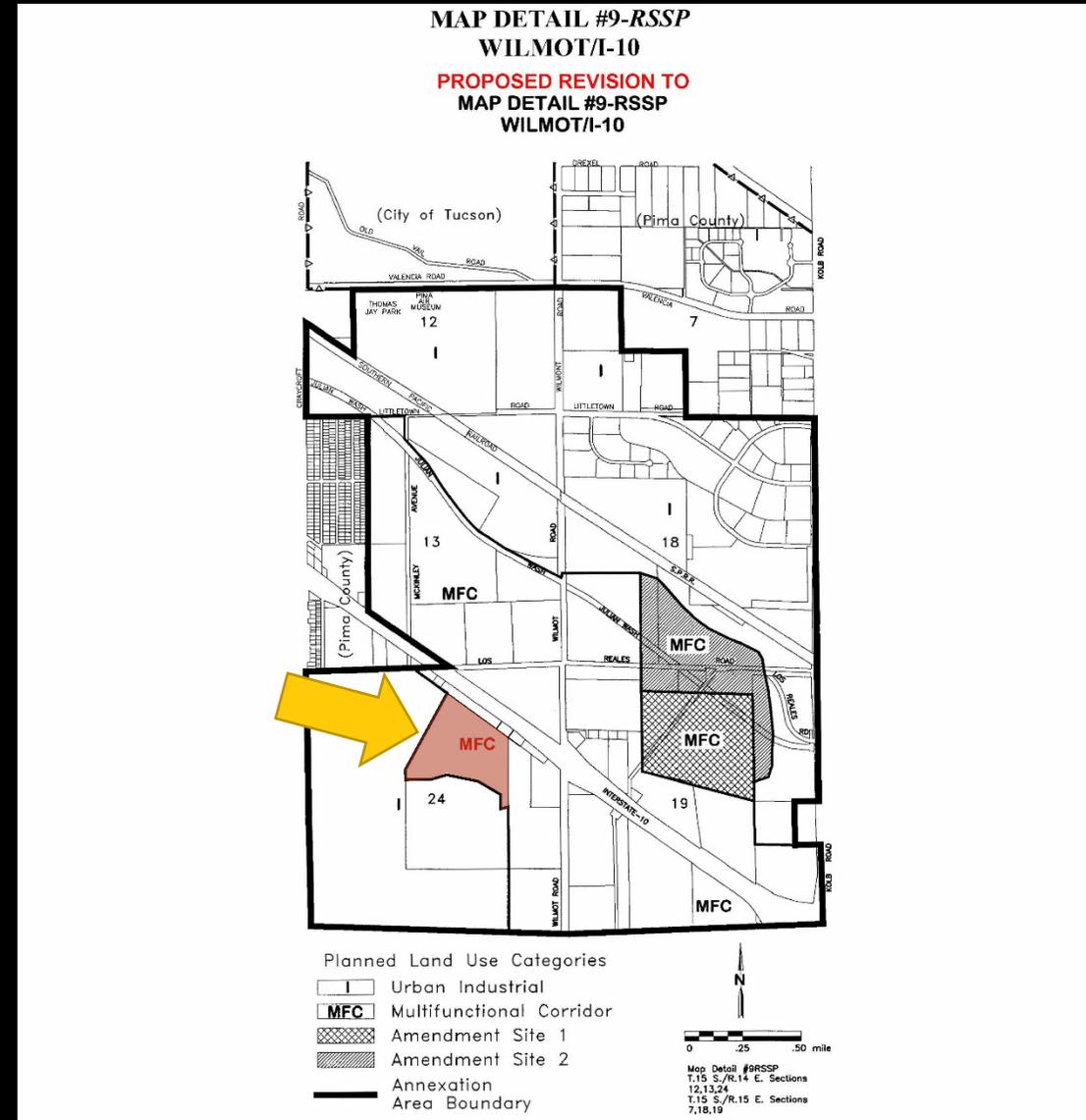
Commercial
Light and Heavy Industrial

Multifunctional Corridor

Park Industrial
Commercial
Office
Residential

Applicant's Request

- ▶ Applicant's proposed plan amendment is to change 62.72 acres of the project site from **Urban Industrial** to **Multifunctional Corridor**

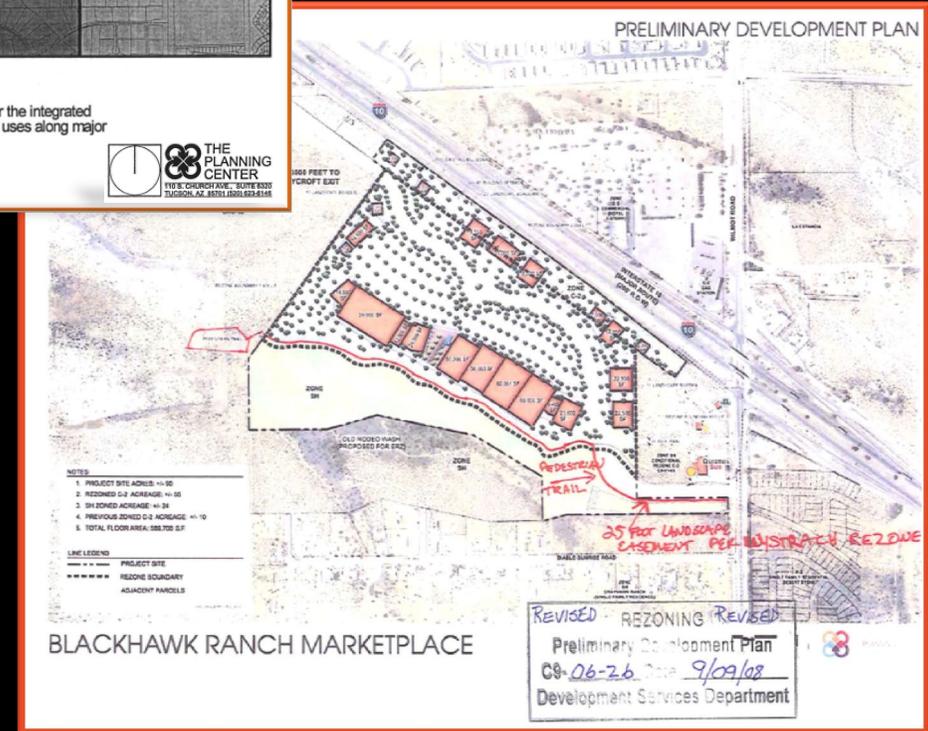
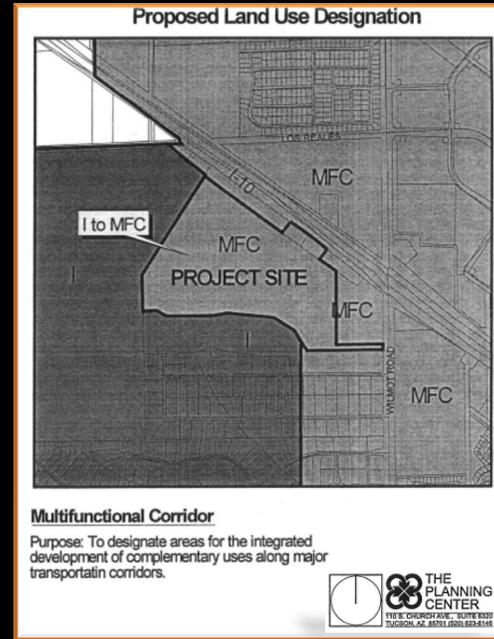


Previous Land Use Actions

▶ In 2003, a **plan amendment** was initially supported by staff, but later denied and withdrawn due noise concerns and compatibility with the landfill.

▶ In 2007, Mayor & Council Authorized a **rezoning** request from SH to C-2 to accommodate 23 structures with 500,700 square feet of retail uses.

An extension was requested and the rezoning case expired in 2017.

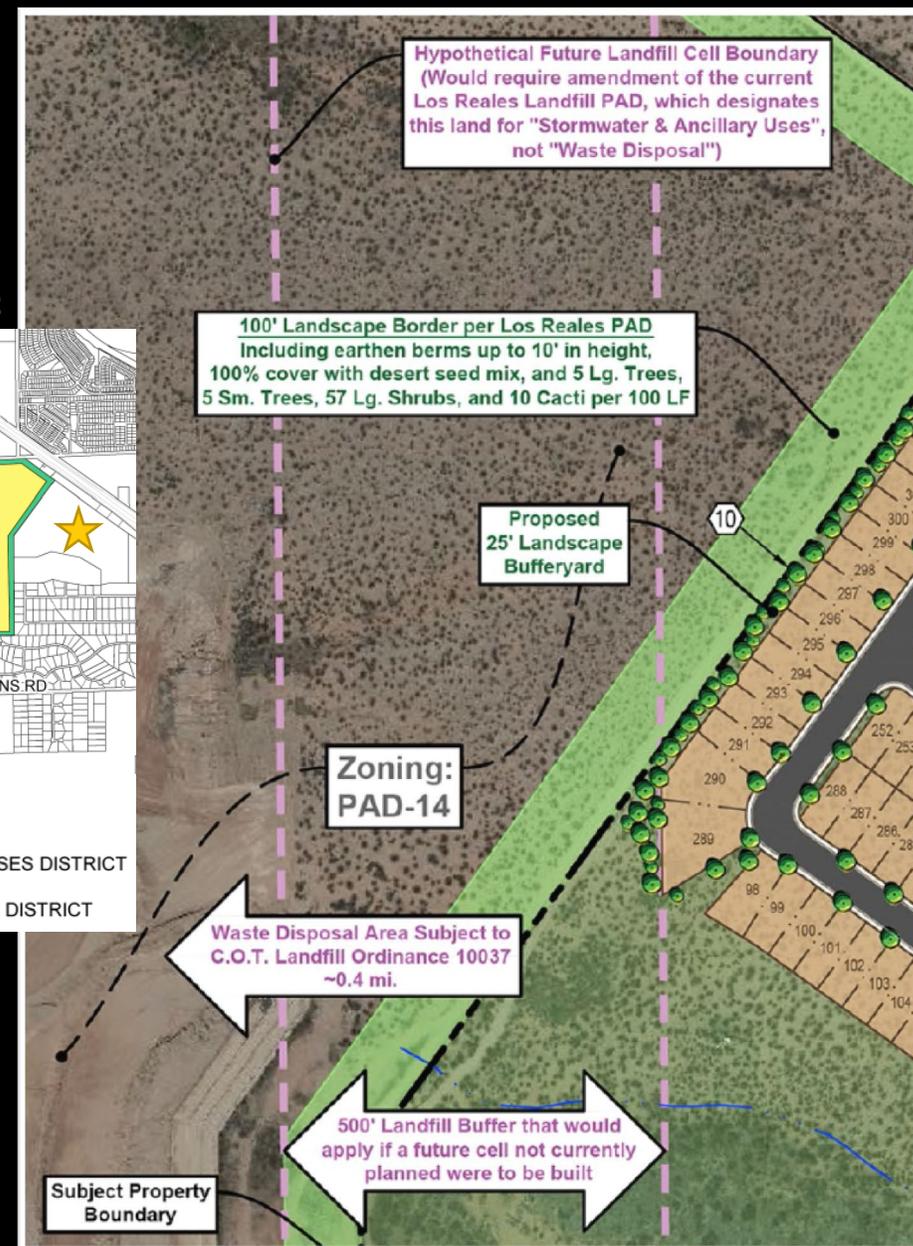
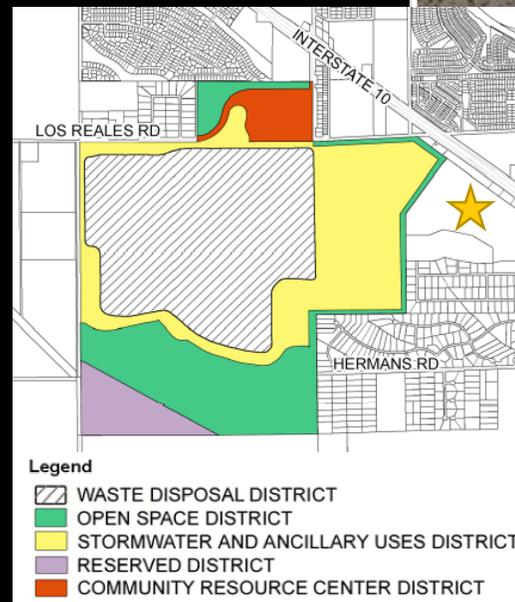


Previous Land Use Actions

Since then...

- ▶ In 2004, The **Landfill Ordinance** was adopted and incorporated in Tucson Code, which established a 500-foot buffer to monitor methane for new development
- ▶ In 2006, **Los Reales PAD** was adopted, which established districts that identify land uses most likely to occur in those locations.
- ▶ Applicant has been working with **Environmental Services** (ES) to design a site plan that addresses ES issues related to proximity to the landfill.

Los Reales PAD Land Use Districts

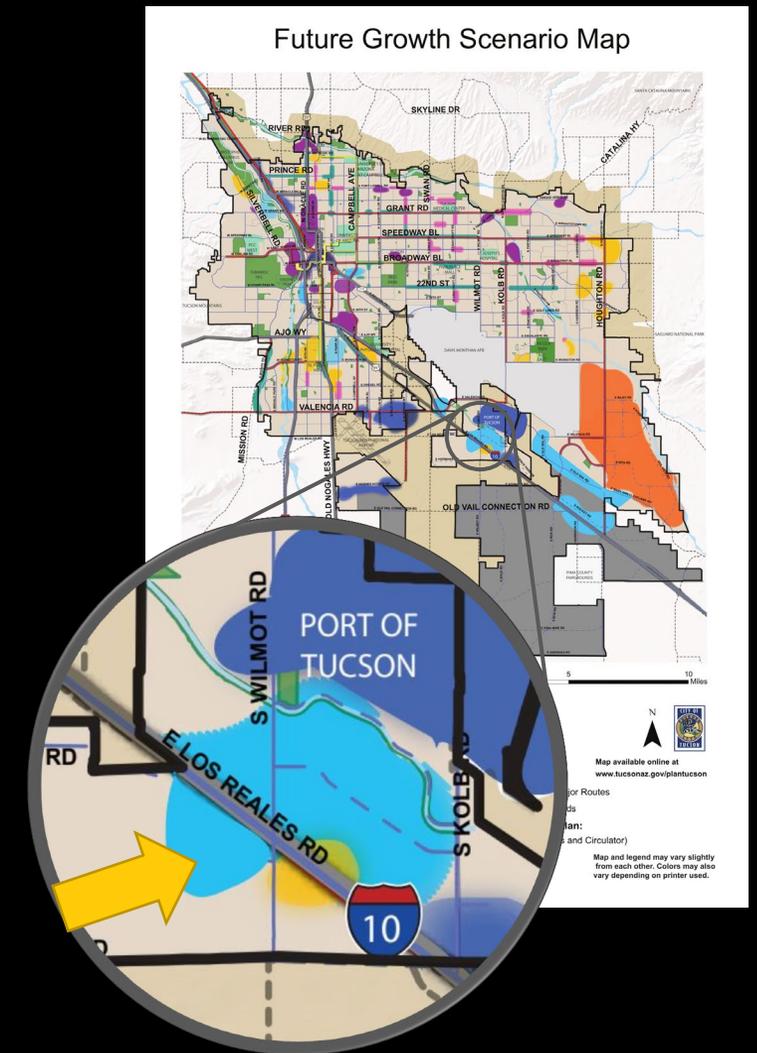


Policy Direction

Staff found the proposed amendment to be consistent with plan policy:

Plan Tucson

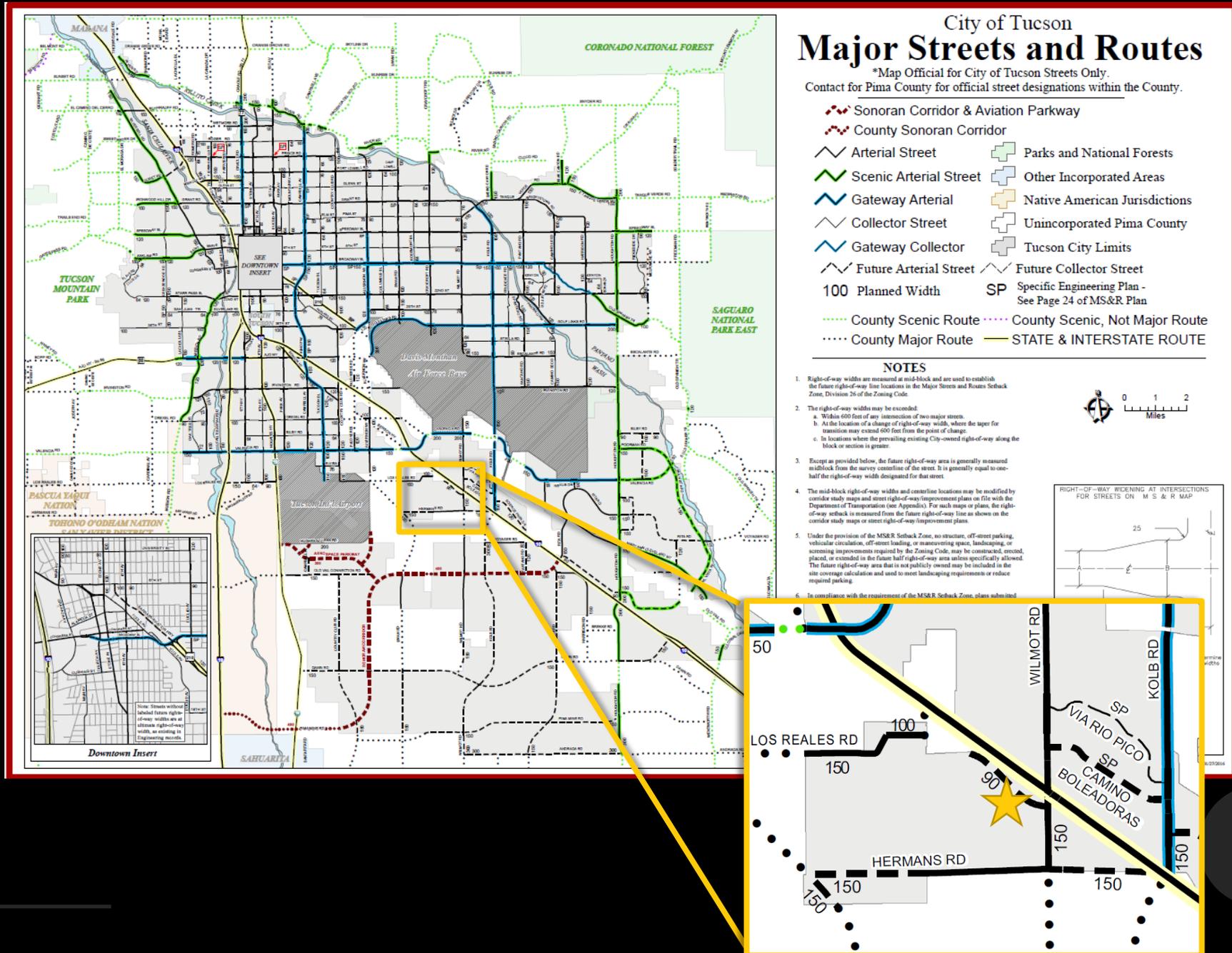
- ▶ Proposal is consistent with *Plan Tucson*, which supports a mix of commercial, residential, office, governmental, and other service activities at all major employment centers (LT 28.4.4)
- ▶ In *Plan Tucson*, the Future Growth Scenario Map shows the amendment site in the **Business Centers & Existing Neighborhoods** area, which aim to provide a higher-intensity mix of jobs, services, and *housing* along major streets.
- ▶ Proposed project would require a rezoning, which would further address concerns regarding compatible land uses as well as compliance with *RSSP* Policies



Policy Direction

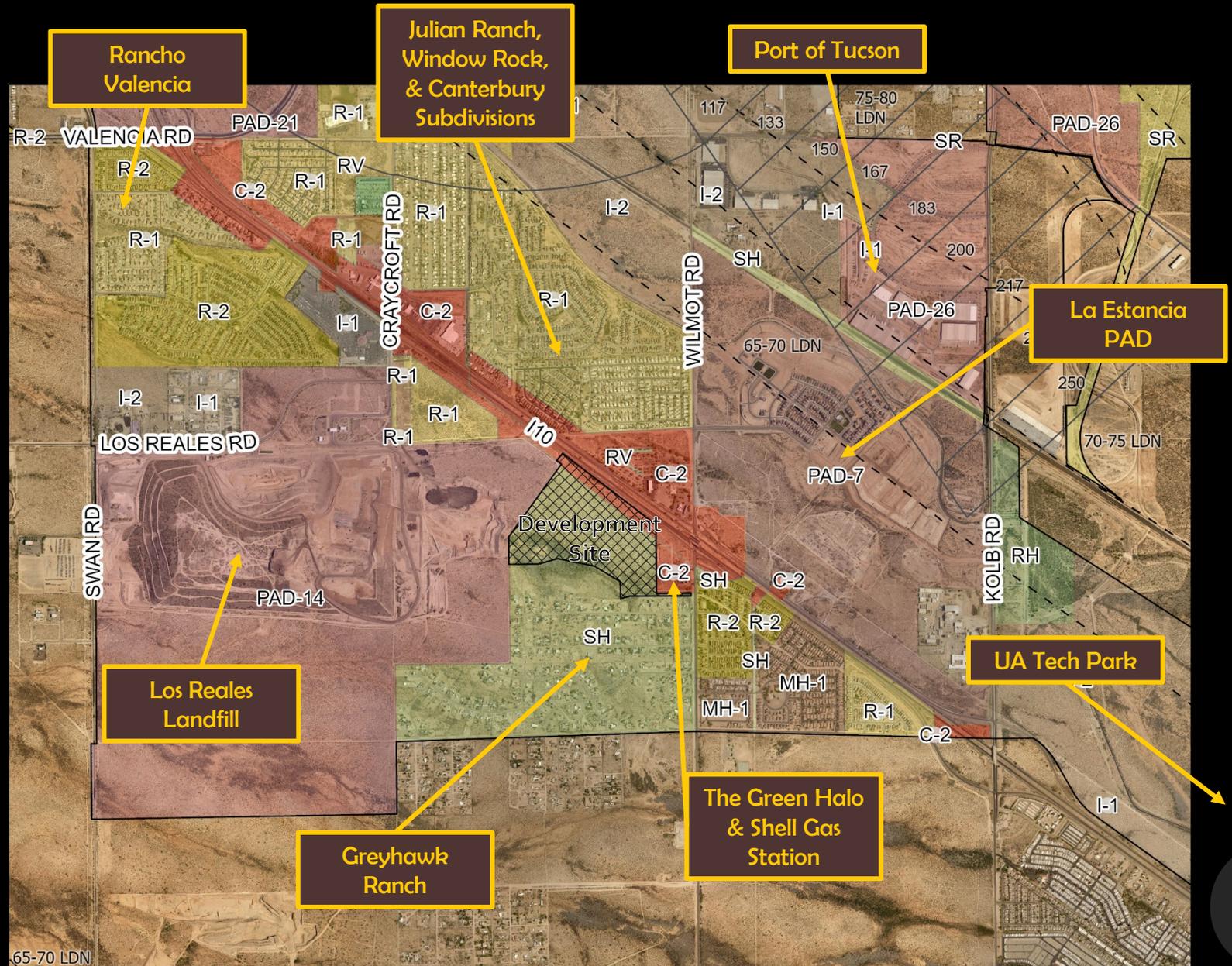
Major Streets & Routes Plan

- Ordinance 10392 (2007) extended the alignment of Los Reales Road as a future designated arterial from Craycroft Road to Wilmot Road, with a right-of-way of 90-feet.



Development Pattern

- ▶ Pattern of development along I-10 is consistent with the **Multifunctional Corridor** category and includes a mix of commercial, business services, park industrial, and residential.
- ▶ Industrial zones and uses are mostly located within Airport Environs Zone closer to the Port of Tucson and Davis-Monthan where residential is less compatible.



Summary

- ▶ Proposal is consistent with Plan Tucson
- ▶ Pattern of development along I-10 is consistent with Multifunctional Corridor
- ▶ Industrial development appears to be migrating more north near Port of Tucson, Davis-Monthan, and La Estancia PAD
- ▶ Any future rezoning would further address concerns regarding compatible land uses as well as compliance with *RSSP* Policies

Staff Recommendation

Staff recommends the Planning Commission approve a motion to:

“Set the Rincon/Southeast Subregional Plan Amendment for a public hearing on April 15, 2020.