

PA-18-05
4200 Harrison Road
South Pantano Area Plan Amendment

LAND USE POLICIES RELEVANT TO THE PROPOSED PLAN AMENDMENT

Plan Tucson, City of Tucson General and Sustainability Plan, 2013

Land Use, Transportation & Urban Design Policies

- PS3* Reduce potential harm to life and property in natural hazard areas and from hazards resulting from human activities and development through preventative measures.
- PS4* Prioritize property maintenance and order as a preventative measure against crime and disorder.
- RG4* Support existing and potential commercial, industrial, and other land use activity in and around Davis-Monthan Air Force Base (DMAFB) and Tucson International Airport (TIA) that: is compatible with military and aviation operations; contributes to the long-term viability of DMAFB and TIA; is enhanced by proximity to air service; produces a public benefit in regard to employment and revenues generated; and does not diminish existing neighborhood viability or negatively impact the health, safety, and welfare of existing residents, their homes, and their neighborhoods.
- EQ6* Promote recycling as well as the responsible disposal of electronics and hazardous waste, and reduce other environmentally-damaging forms of waste...
- LT28* Apply Guidelines for Development Review (*Exhibit LT-11*) to the appropriate Building Blocks in the Future Growth Scenario Map to evaluate and provide direction for annexations, plan amendments, rezoning requests and special exception applications, Board of Adjustment appeals and variance requests, and other development review applications that require plan compliance. The Guidelines referenced in this policy and presented in Exhibit LT-11 are integral to this policy and are the tools used to meet policy objectives. Apply specific plan and functional plan policies to these types of development applications. Refer to the Design Guidelines Manual for addition guidance.

South Pantano Area Plan

General Goals – The goals of this Plan are to provide guidelines for proposed development, to protect existing development, and to create a sense of community within established neighborhoods. Relevant general sub-goals and policies include:

Industrial Sub-Goal – Provide opportunities for industrial and park industrial development.
Policies: Ensure the availability of adequate services and the proper siting for industrial developments

Implementation Techniques

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- A. Rezoning to industrial and park uses should be based on criteria as approved in the Tucson General Plan and Land Use Element and adopted Industrial Sites Study Phase II Policies including:
- i. Arterial street access to industrial properties;
 - ii. Adequate buffer areas to protect adjacent uses;
 - iii. Prohibition of industrial traffic through residential areas;
 - iv. Access to existing or planned public transit sites

In 2013, subsequent to the adoption of the *SPAP* in 1984, a new General Plan was adopted -- i.e., *Plan Tucson, the City of Tucson General and Sustainability Plan*. In keeping with the above policy from the *SPAP, Plan Tucson*, as the current General Plan, was reviewed for criteria to be applied to rezoning for industrial uses as proposed for the subject site. The applicable policies identified were:

LT28.7.1, which says “Evaluate new industrial proposals on a case-by-case basis according to the following criteria:

- a. Convenient access to highway, rail, or air services and routes;
- b. Nearby public transit to serve employees, especially for proposed large industrial facilities with high numbers of employees;
- c. Pedestrian access and facilities between bus stops and employment centers;
- d. Parking, loading, and maneuvering requirements are met on-site; and
- e. Architectural detailing provided on all sides of structures and the landscaped setbacks from the front and rear property lines.”

LT28.7.2 references abandoned or contaminated sites as follows: “Support the rehabilitation and adaptive reuse of former industrial buildings, such as those in the Warehouse District, and the reclamation and redevelopment of abandoned industrial and/or contaminated sites. Warehouse District land uses and intensities should be compatible with the existing industrial character, historic resources, and current and proposed arts uses.”