



# ***SOUTH PANTANO AREA PLAN (SPAP)***

## **PROPOSED PLAN AMENDMENT**

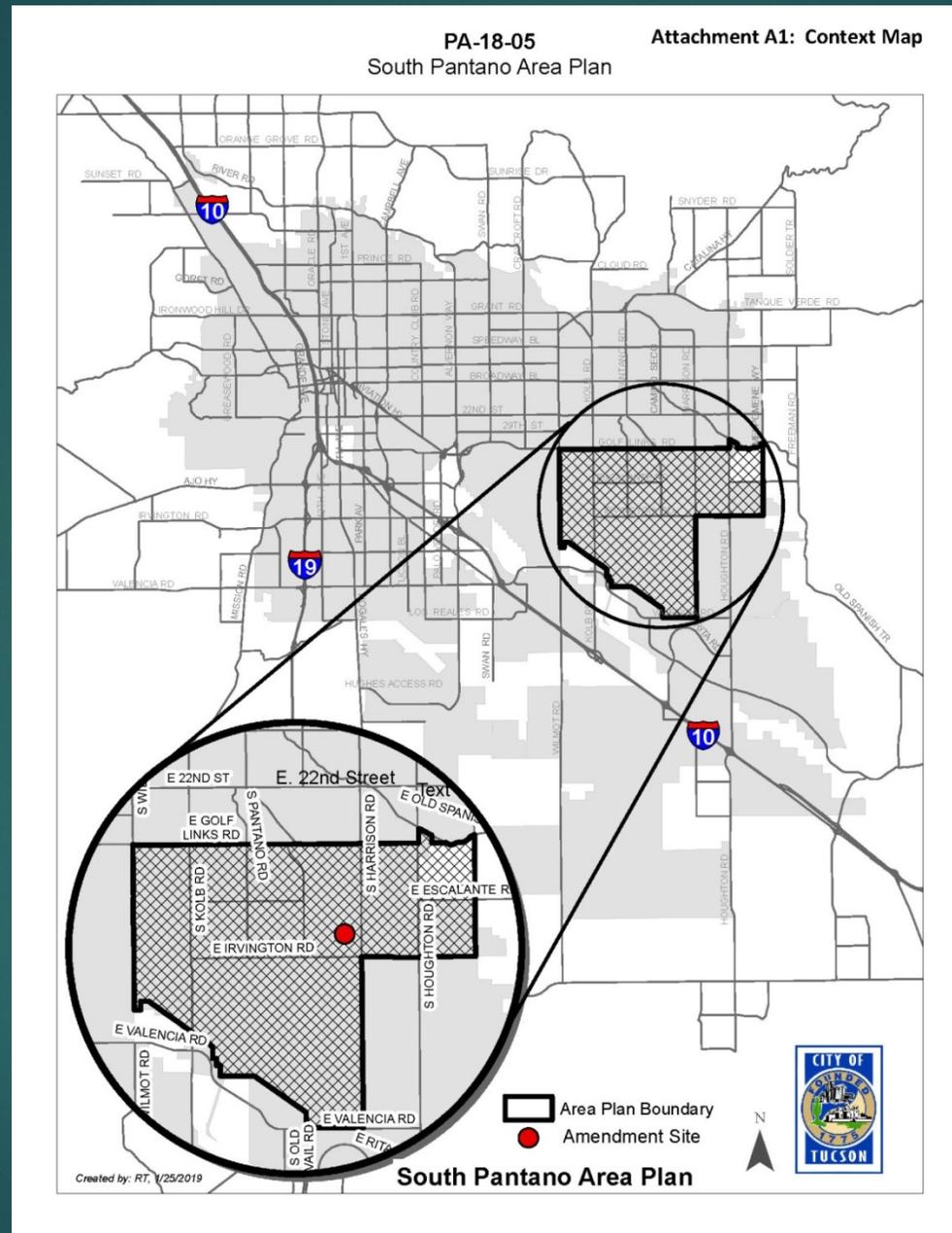
**Planning Commission**

**PUBLIC HEARING**

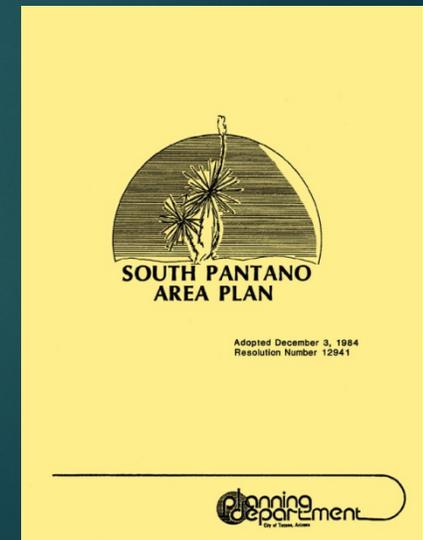
**Wednesday, April 4, 2019**

*City of Tucson / Planning and Development Services Department (PDSD)*

# Site Location within City



- ▶ **Red dot** indicates site location northwest of Harrison Rd. / Irvington Rd. within boundaries of the SPAP.



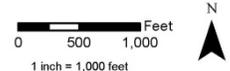
# Location within Area Plan

PA-18-05 Attachment A2: Context Map  
South Pantano Area Plan - Subarea 6



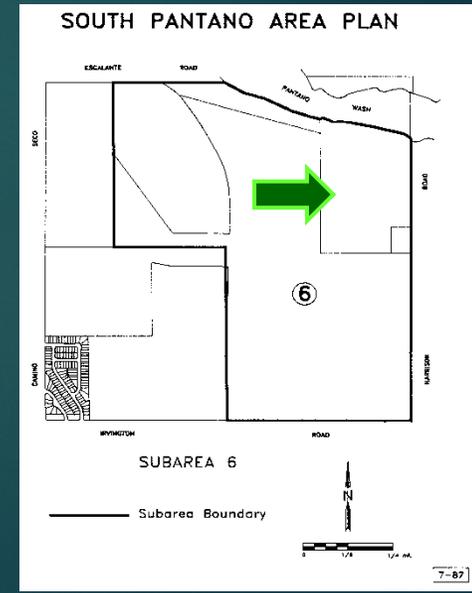
- Plan Amendment Site
- South Pantano Area Plan - Subarea 6

Address: 4200 S. Harrison Rd.  
Base Maps: Twp. 14S Range 15E Sec. 34  
Ward: 4



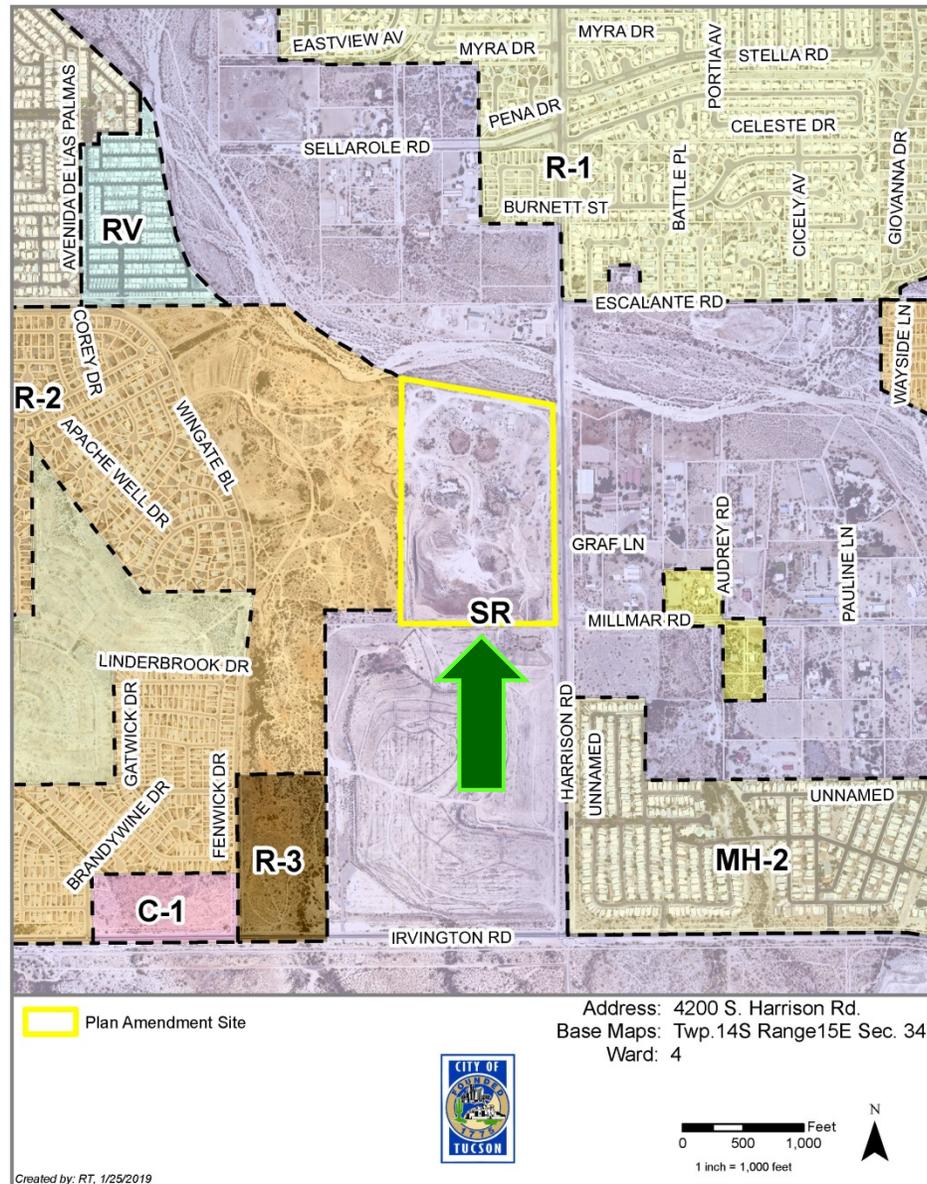
Created by: RT, 1/25/2019

▶ 55.5-acre site is a former sand and gravel pit located in Subarea 6 of the SPAP.



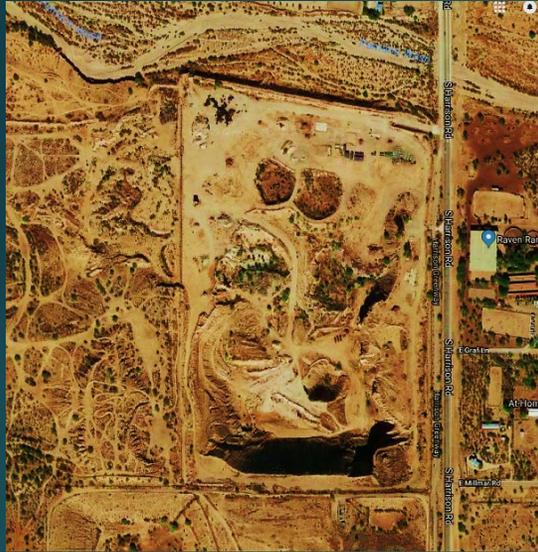
# Existing Zoning & Uses

PA-18-05 Attachment D: Existing Zoning Map  
South Pantano Area Plan - Subarea 6



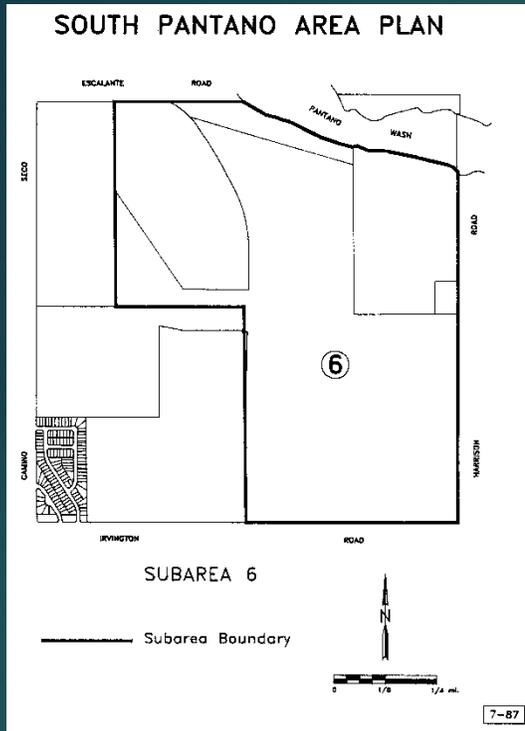
- ▶ Existing zoning for site is Suburban Ranch (SR).
- ▶ Existing uses in site vicinity are largely residential.

# Proposed Project

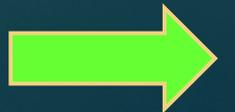


- ▶ Landfilling with inert materials (e.g., asphalt, concrete chunks, gravel, rock, dirt)
- ▶ Salvaging / recycling of outdoor materials and green waste

# Issues



- ▶ The future land use identified for Subarea 6 in the *SPAP* is “Park Industrial use where it is feasible to rebuild the soil to stable conditions.”
- ▶ Park Industrial does not allow the required operations to fill the site and stabilize the soil.



# Issues

*continued*

- ▶ Proposed project to fill site would “rebuild the soil to stable conditions” creating a potentially developable site.
- ▶ Applicant’s Plan Amendment application requests site be zoned Industrial (I-2), through a Special Exception, to allow operations to fill site and stabilize soil.

# Staff Considerations



- ▶ Applicant's proposed operations to fill the site are an **interim use** that requires **Industrial (I-2)** zoning.
- ▶ Given residential character of the surrounding area, I-2 uses **would not be appropriate** on the site once the soil is stabilized and the site is developable.

# Staff Considerations *continued*

- ▶ A flexible tool, such as a Planned Area Development (PAD), would allow a phased approach to developing the site:
  - First phase would be the interim operations necessary to fill the site, which requires Industrial (I-2) zoning.
  - Second phase would take effect when soil is stabilized and would consist of Park Industrial uses the future zoning identified for Subarea 6 in the SPAP.
- ▶ Based on these considerations, staff recommends the following language be added to the SPAP.



# Proposed Plan

## Amendment

*[For insertion in SPAP, Subarea 6, Proposed Use, pg. 33]*

***Exception:*** *Parcels 136-30-0020 & 136-30-0030.*

*In order to support future development of these Parcels with Park Industrial uses per Plan policy guidance, substantial amounts of soil replacement and engineered stabilization must take place. To accomplish the goal of soil stabilization, the SPAP, Subarea 6, will allow an interim Industrial use(s). While heavy Industrial uses (I-2) are not appropriate for future end uses or zoning, a flexible zoning tool, such as a Planned Area Development (PAD), should be pursued to accommodate a phased approach to interim Industrial use and future Park Industrial use on the amendment site.*

# Suggested Revisions to Proposed Plan Amendment to Further Strengthen

***Exception:** Parcels 136-30-0020 & 136-30-0030. In order to support future development of these Parcels with Park Industrial uses per Plan policy guidance, substantial amounts of soil replacement and engineered stabilization must take place. To accomplish the goal of soil stabilization, the SPAP, Subarea 6, will allow an interim Industrial use(s). While heavy Industrial uses (I-2) are not appropriate for future end uses or zoning, a flexible zoning tool **shall be used**, such as a Planned Area Development (PAD), ~~should be pursued~~ to accommodate a phased approach to interim Industrial use and future Park Industrial use on the amendment site.*

## Proposed Plan Amendment - Map Clarification

- ▶ In addition to the proposed Plan Amendment text, staff is recommending the following map clarification based on suggestion made by Planning Commissioner Martin at the February 13, 2019, Study Session. This clarification indicates clearly the location of the two parcels referenced in the Plan Amendment text.

# Proposed Plan Amendment - Map Clarification *continued*

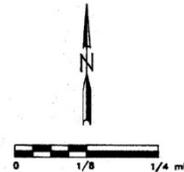
## SOUTH PANTANO AREA PLAN



### SUBAREA 6

— Subarea Boundary

 Parcels related to Subarea 6 "Exception" described on page 33 of this plan



7-87

Amended on \_\_\_\_\_ by Resolution no. \_\_\_\_\_

# Findings

- ▶ Proposal is consistent with *Plan Tucson*
- ▶ Proposal is in alignment with the *South Pantano Area Plan* policy direction for Subarea 6, which addresses the need for rebuilding the soil to stable conditions in areas disturbed by extraction operations in order to support future developable land for future *Park Industrial use*.
- ▶ Proposed landfill operations would rebuild the soil to stable conditions for potential future development.



# Findings

*continued*

- ▶ While the SPAP makes no provision for rebuilding the soil to stable conditions, the proposal offers an approach that would allow the pit to be filled in by providing Industrial (I-2) zoning as an interim use, with the goal of creating developable land for future Park Industrial use integrated with residential, commercial and recreational developed as specified in the SPAP for Subarea 6.
- ▶ To accommodate a phased approach to interim Industrial and future Park Industrial uses, a flexible zoning tool, such as a Planned Area Development (PAD), should be pursued.



# QUESTIONS ?