



KINO AREA PLAN Proposed Plan Amendment

**Planning Commission
Study Session
Wednesday, July 10, 2019**

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

REQUEST

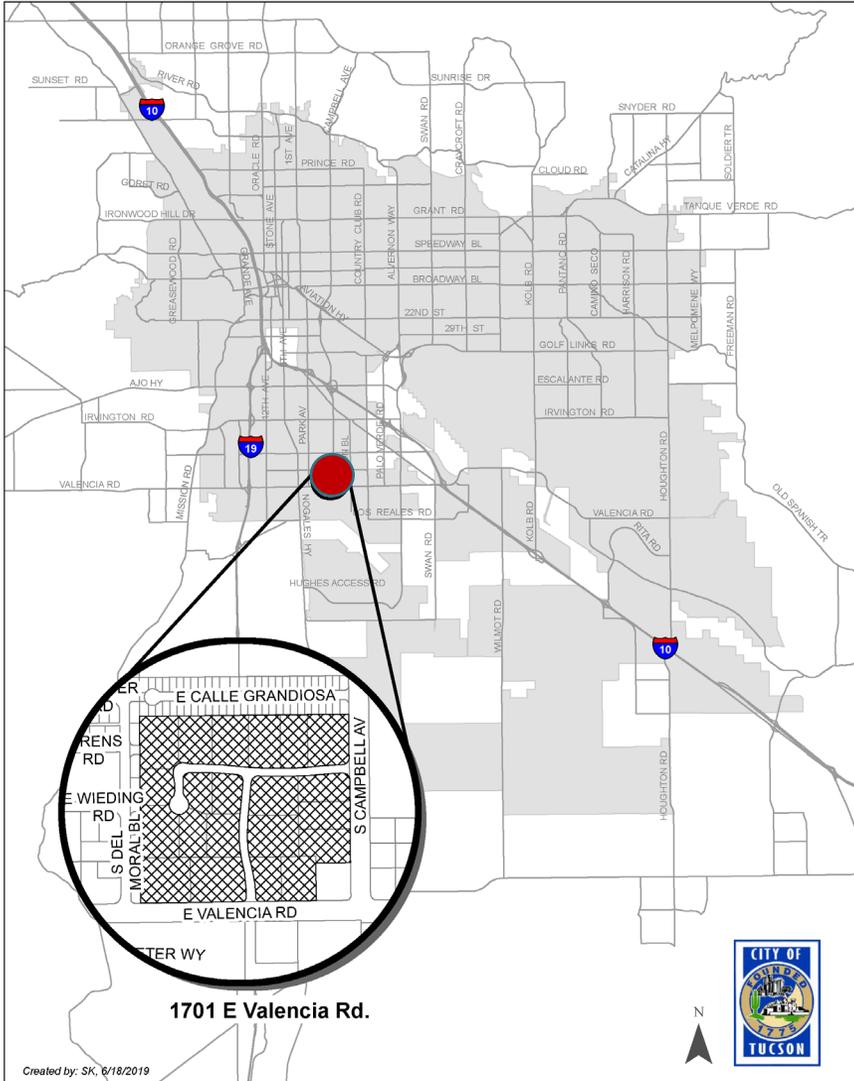
To allow residential on a site for which the *Kino Area Plan* identifies industrial as the appropriate future use.



CONTEXT

PA-19-01 Kino Area Plan

Attachment A: Context Map

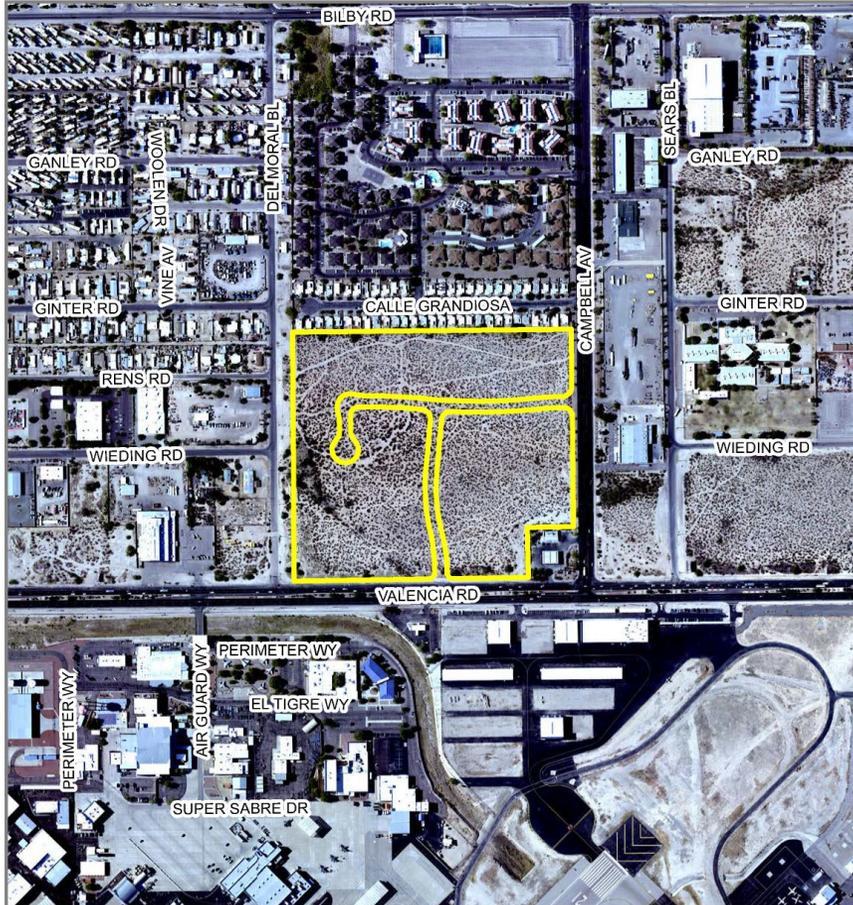


Red dot indicates site location within the City of Tucson.

LOCATION

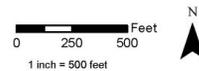
PA-19-01
Kino Area Plan

Attachment B: Location Map



 Plan Amendment Site

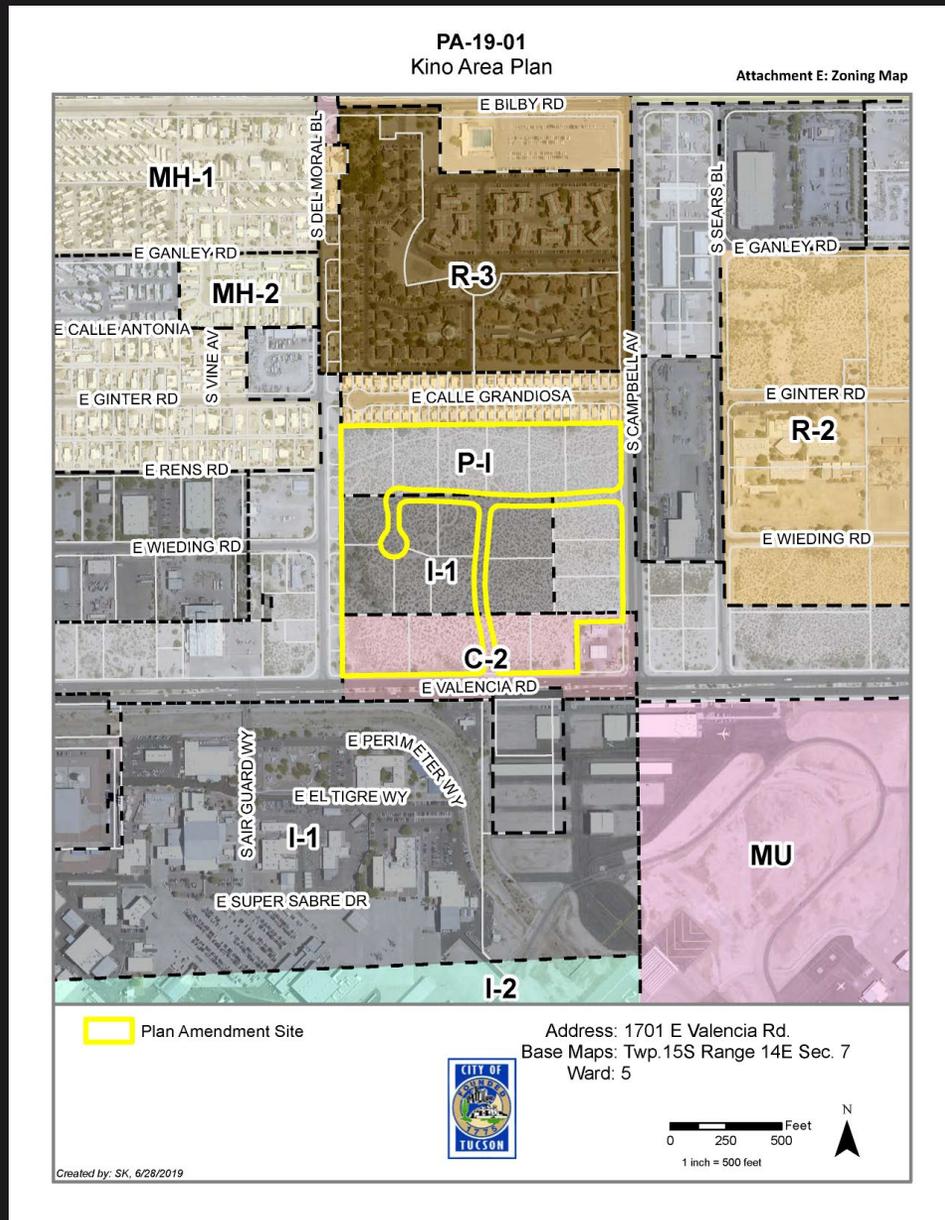
Address: 1701 E Valencia Rd.
Base Maps: Twp.15S Range 14E Sec. 7
Ward: 5



Created by: SK, 6/18/2019

Amendment site is located at northwest corner of Valencia Road and Campbell Avenue just north of Tucson International Airport.

EXISTING ZONING



Existing zoning on amendment site:

- Park Industrial (P-1)
- Industrial (I-1)
- Commercial (C-2)

Surrounding zoning:

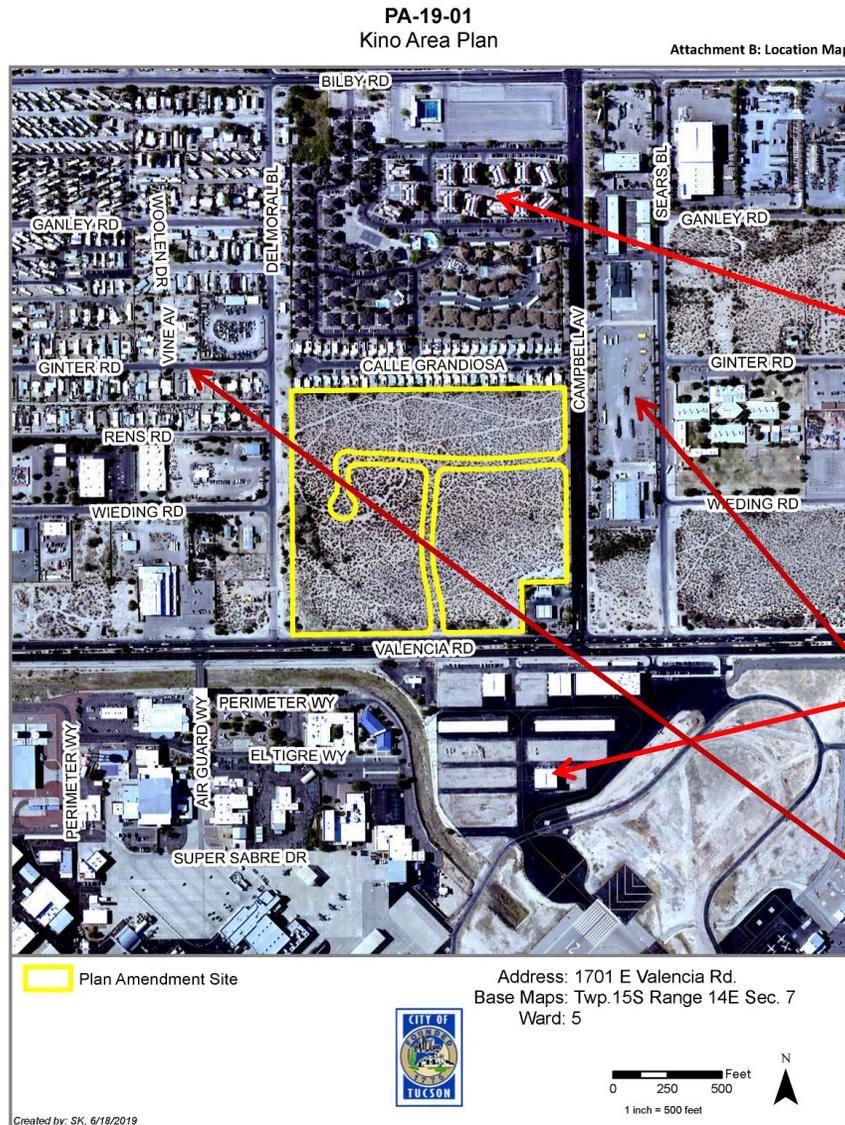
N: R-2 & R-3

S: I-2

E: P-1; I-1; & R-2

W: P-1

EXISTING USES



Existing use of amendment site:

- Vacant land for past 22 years

Existing uses in surrounding area:

- N:** Single-family housing adjacent & multi-family further north
- S:** *Tucson International Airport & Tucson Air National Guard*
- E:** *Warehouse & vacant property*
- W:** *Residential & industrial*

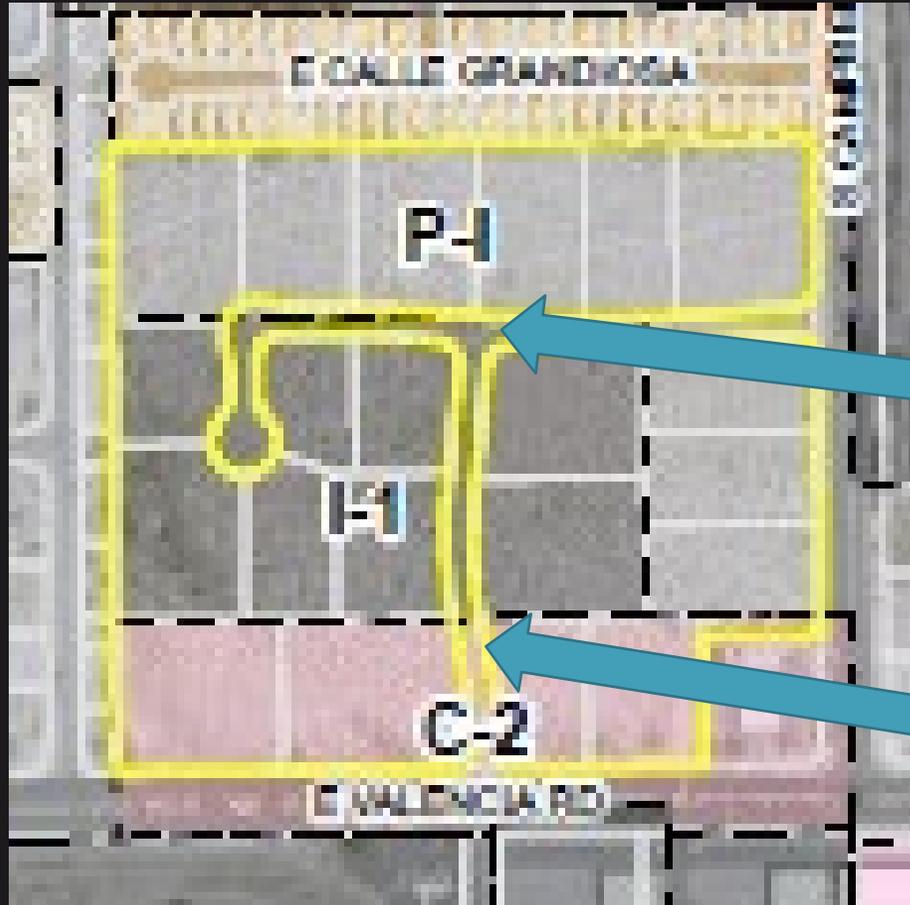
KAP FUTURE USE FOR AMENDMENT SITE



- The future use for the amendment site is called out as industrial in the *Kino Area Plan*.
- The amendment site is included in “Site 1” on the *Kino Area Plan* Industrial Map.

Note: There are four use maps in the *Kino Area Plan*: *Industrial*, *Residential*, *Commercial*, and *Public & Semi-Public*.

APPLICANT'S DEVELOPMENT GOAL



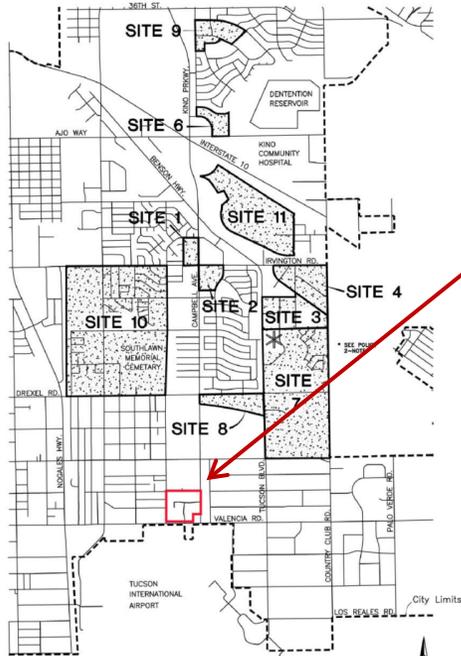
The applicant's ultimate development goal for the site is to build:

- medium density single family residential in the northern portion
- multi-family along Valencia Road.

PROPOSED KAP MAP AMENDMENT

Kino Area Plan

Attachment C2: Proposed Residential Map



KINO AREA PLAN RESIDENTIAL

Proposed Site 12

(Plan amended on December 12, 1994, Resolution 16779 to delete Site 5)

(Plan amended on August 5, 2002, Resolution 19326 to add Site 11)

Proposal is to add amendment site to the *Kino Area Plan Residential Map* as “Site 12” shown here in red.

Note. Because the underlying zoning is P-1, I-1, and C-2, not proposing to change the *Kino Area Plan Industrial Map*.

PROPOSED KAP TEXT AMENDMENT

(New policy to be added to the KAP Residential Section)

POLICY 7: The approximately 33-acre parcel (Site 12) located at the northwest corner of Campbell Avenue and Valencia Road, has the option of industrial, park industrial, and commercial development. In the event that industrial and park industrial uses are not developed on this site, development of residential uses should be allowed and should be developed in a manner that:

- promotes compatibility with Tucson International Airport (TIA) and the Tucson Air National Guard Base
- minimizes the impact of new development on adjacent residential areas

APPLICANT'S RATIONALE FOR RESIDENTIAL

- Low demand for industrial sites within the amendment area
- Strong demand for residential homes near Tucson International Airport
- Opportunity for workforce housing to serve nearby employment centers
- *Kino Area Plan's* overestimation of the demand for industrial property north of Tucson International Airport demonstrated in part by several previous amendments to the *Kino Area Plan* that changed areas specified for industrial use to residential use

REAL ESTATE MARKET

- Staff requested that both the Applicant and City Real Estate provide information about the real estate market in the general area of the amendment site.
 - Applicant's findings show that a mix of land uses has evolved in the area, and that currently there is at least a 40-year supply of industrial sites south of Golf Links Road.
 - City Real Estate's findings were similar to applicant's, that is, that there is not an active market for industrial uses.

LAND USE POLICY DIRECTION

Plan Tucson, the City of Tucson General & Sustainability Plan

- Policies direct consideration of compatible uses in the vicinity of the airport and mitigation of noise.

Kino Area Plan

- When *KAP* was prepared in 1980, the area in which the amendment site is located was described as “conducive to industrial uses, including good accessibility to airport, railroad, Interstate 10 and truck facilities; relatively inexpensive vacant land; and large amounts of industrially zoned land.” The plan states “For these and other reasons rapid industrial development is occurring and will continue to occur in Kino.” ***This appears to have changed.***

PUBLIC CONTACT

- **Neighborhood Meeting:** Applicant held required neighborhood meeting on Wednesday, April 17, 2019. Eight people signed in. Variety of questions asked.
- **Tucson Airport Authority:** Applicant talked to TAA and TAA provided a letter to the City dated May 30, 2019. In summary, letter states that while plan amendment is not recommended, TAA will not oppose contingent upon the inclusion of conditions of approval.
- **Tucson Air National Guard Base:** Applicant was told that Guard would likely defer to TAA on this matter.

FACTORS FOR DELIBERATION

- **Amendment site's close proximity to TAA and the Tucson Air National Guard Base**
- **A market that has not been responsive to industrial uses for some years.**
- **The well-documented need for more housing in Tucson.**

THANK YOU

Note: *Applicant has a presentation. Can go straight to that and then take questions or take questions now.*