

# Campbell & Valencia Northwest Plan Amendment

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Planning Commission  
Study Session

July 10, 2019



# Agenda

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- Property Location and History
- Kino Area Plan Overview
- Plan Amendment Overview
- Stakeholder Outreach
- Questions and Comments

# Site Location

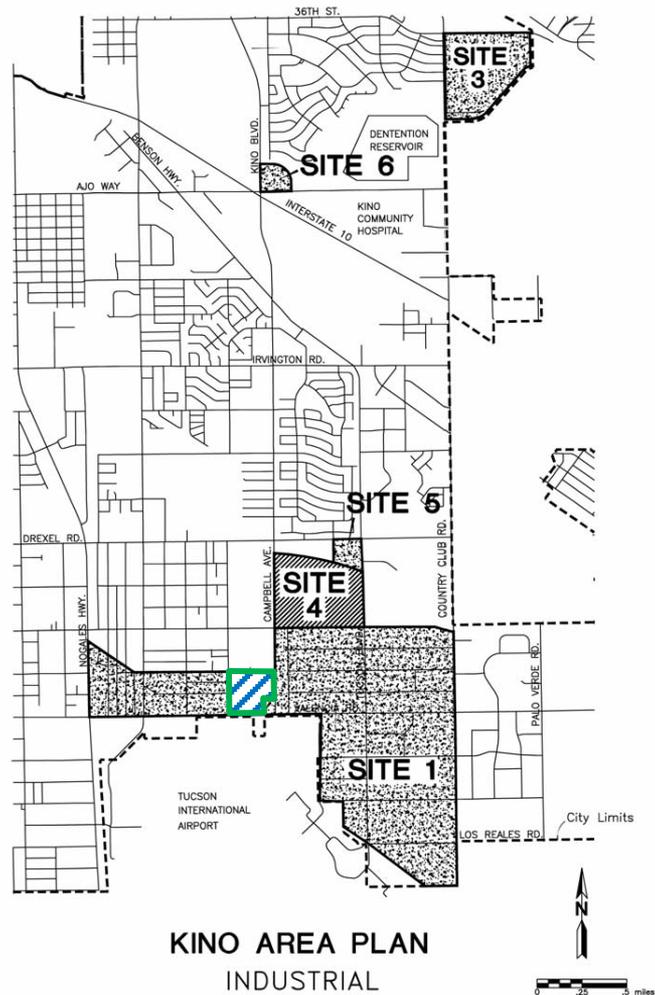






# Kino Area Plan

## Current Industrial Map



**KINO AREA PLAN**  
INDUSTRIAL

(March 27, 2000, Resolution No. 18563,  
added Site 5)

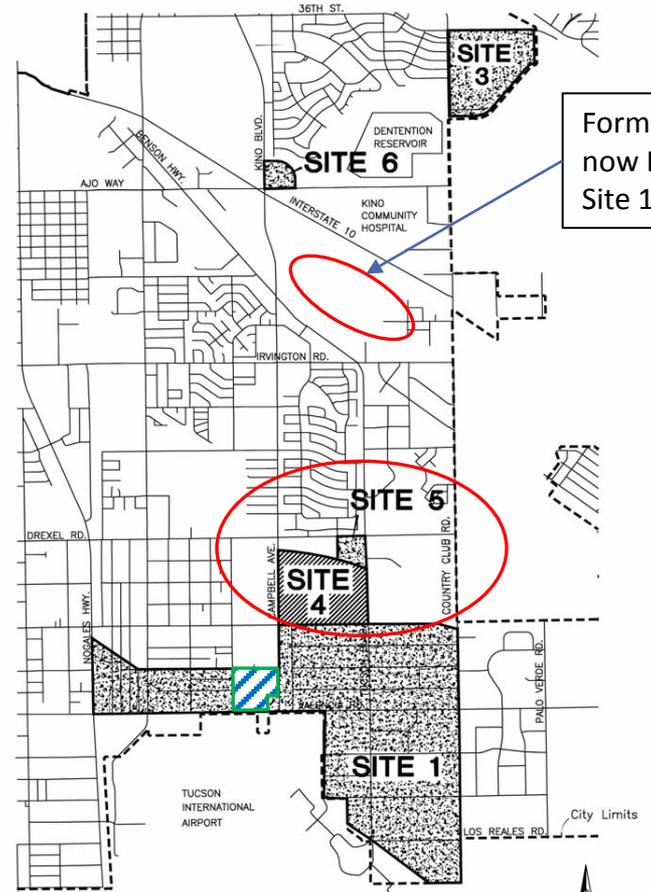
(July 1, 2002, Resolution No. 19280,  
added Site 6)

(August 5, 2002, Resolution No. 19326,  
deleted Site 2)



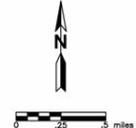
# Kino Area Plan

Industrial Sites  
converted to  
Residential



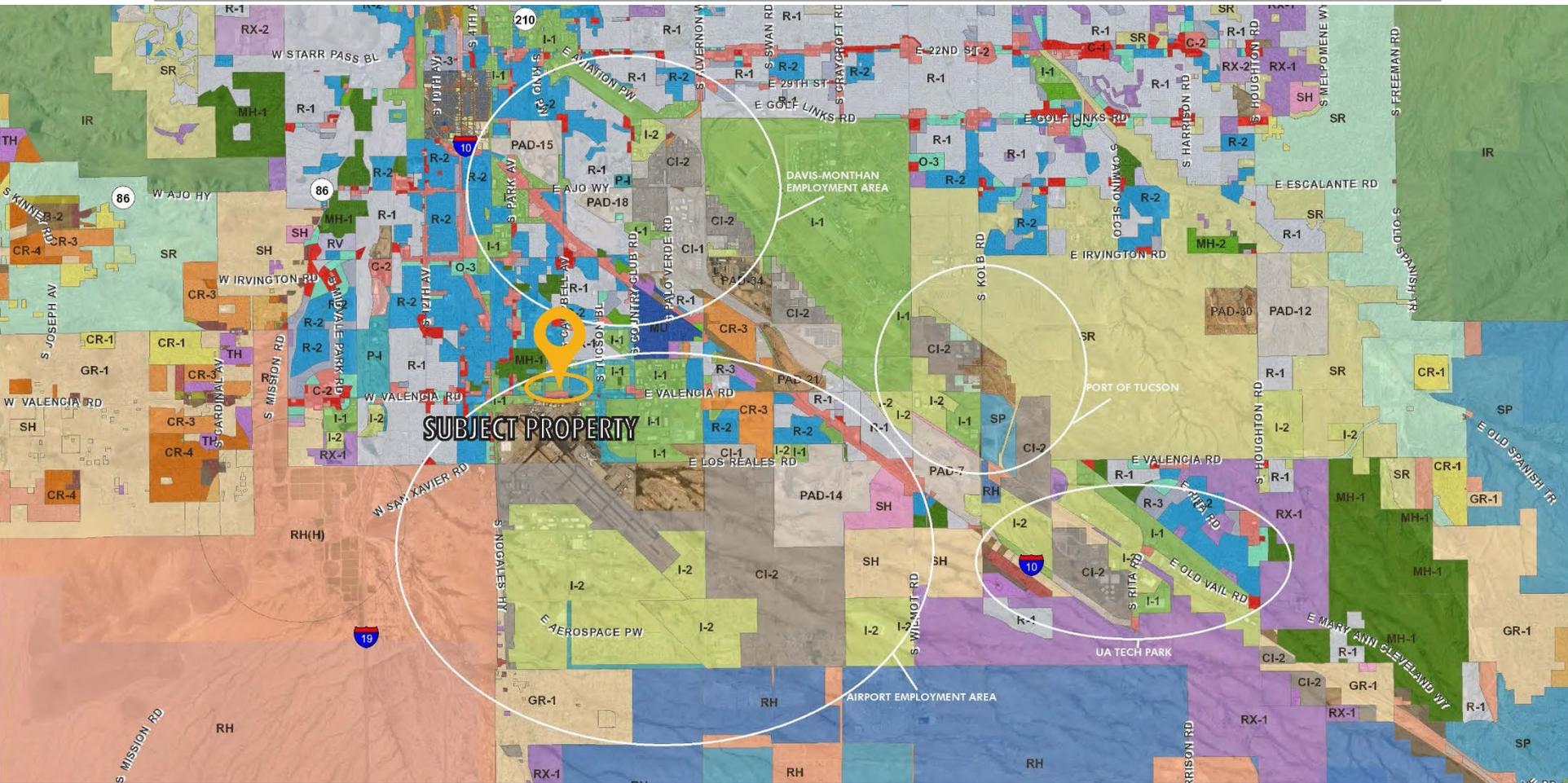
Former Site 2,  
now Residential  
Site 11

KINO AREA PLAN  
INDUSTRIAL

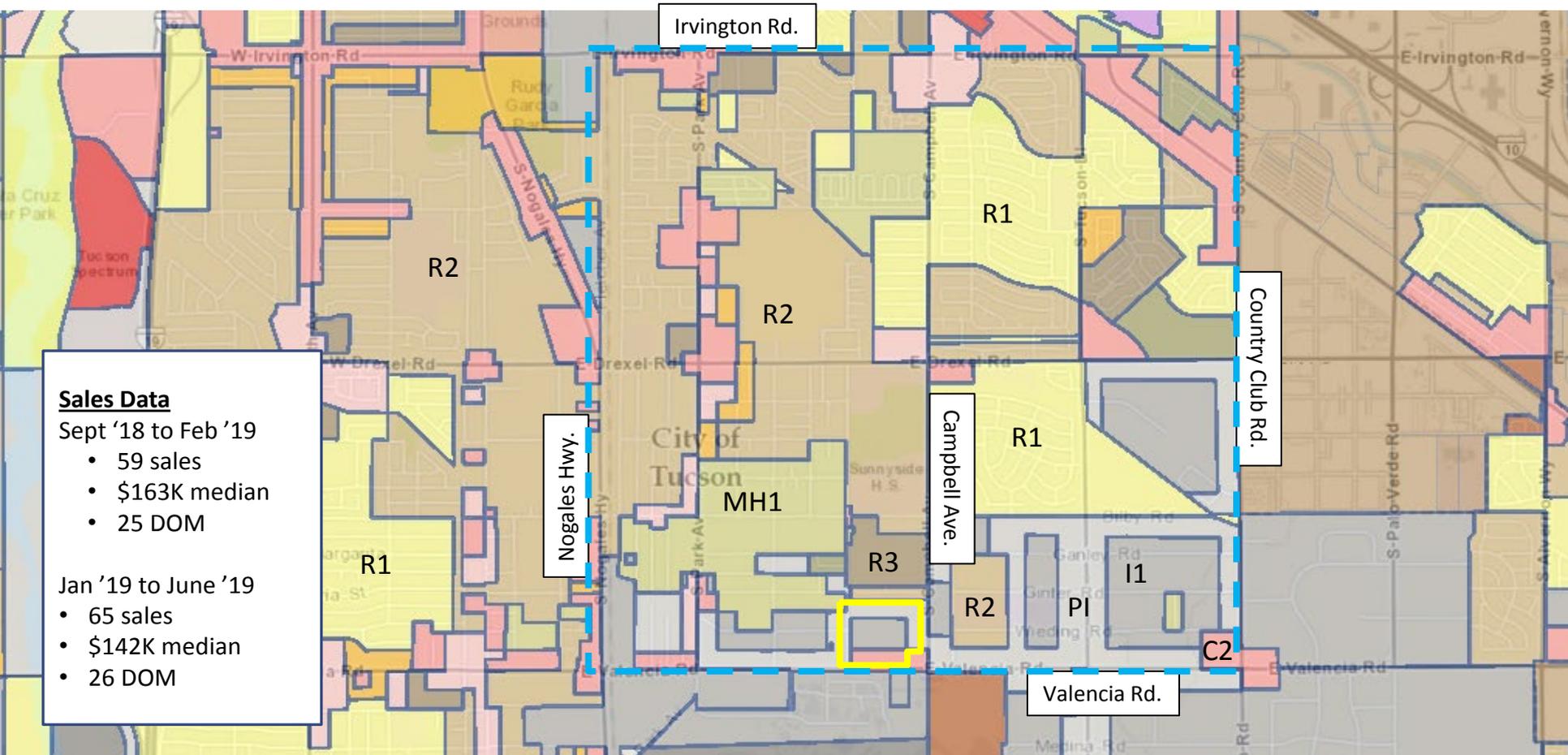


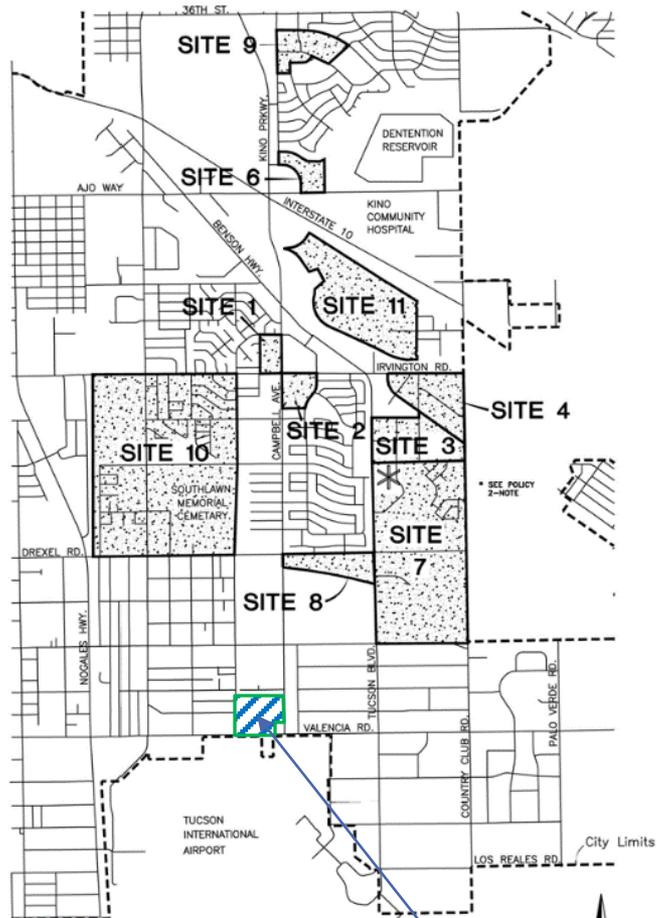
- (March 27, 2000, Resolution No. 18563, added Site 5)
- (July 1, 2002, Resolution No. 19280, added Site 6)
- (August 5, 2002, Resolution No. 19326, deleted Site 2)

# Employment Areas



# Residential Demand





**KINO AREA PLAN  
RESIDENTIAL**

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

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

**Proposed Site 12**

# Kino Area Plan

## Proposed Residential Map

# Plan Proposal



Proposed Policies:  
Mitigate impacts on adjacent residential

- Multi-family and/or Comm./Office use on Valencia.
- Single family medium density on north.

Compatibility with TIA

- Noise attenuation for all residential buildings.
- Avigation Easement.

# Plan Compliance

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## **Kino Area Plan**

- Provide a variety of housing types.
- Provide additional multi-family units
- High-density developments should be sensitive to adjacent neighborhoods

## **Plan Tucson**

- Supports development of medium and high density residential
- Preserve and strengthen identity of existing neighborhoods
- Mitigate noise through building design

# Neighbor Outreach

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- Neighborhood Meeting
  - Adjacent density
  - Pedestrian cut-through
- Tucson Airport Authority & Air National Guard Base
  - Avigation Easement
  - Noise Attenuation
  - Disclosure Statement
  - CC&R provisions

# Questions or Comments?

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Thank you!

CAMPBELL &  
VALENCIA  
NORTHWEST  
PLAN  
AMENDMENT



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