



KINO AREA PLAN Proposed Plan Amendment

Planning Commission
Continued Study Session
Wednesday, August 21, 2019

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

Request

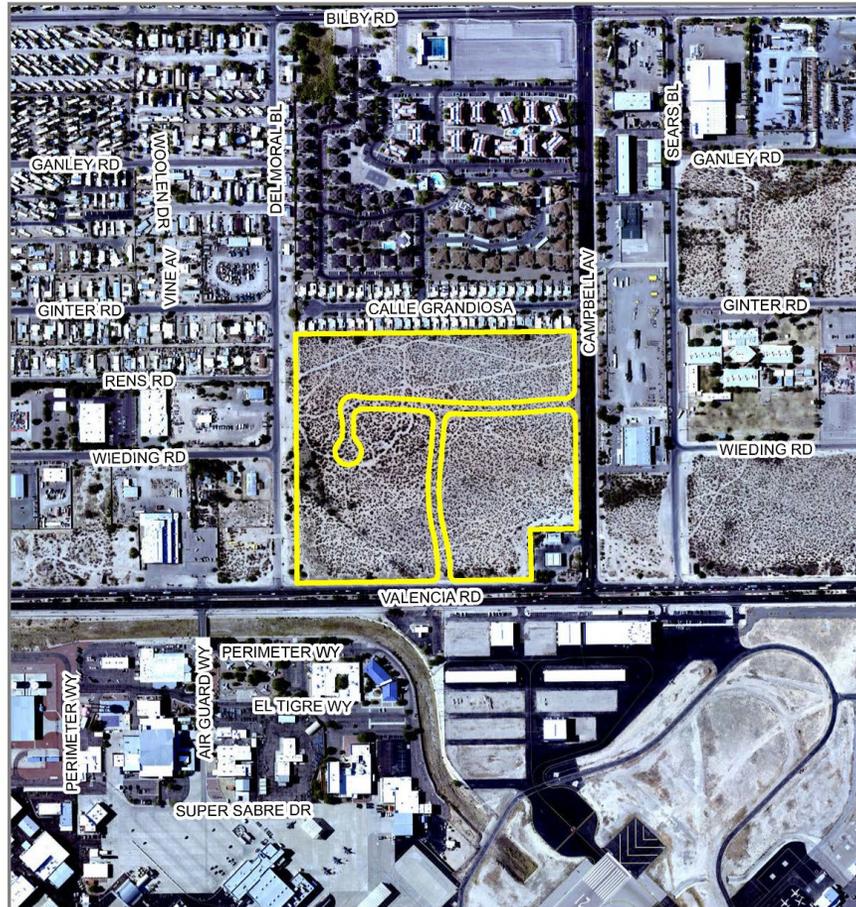
To allow residential on a site for which industrial is the future use called out in the *Kino Area Plan*.



Location

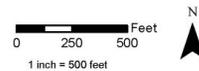
PA-19-01
Kino Area Plan

Attachment B: Location Map



 Plan Amendment Site

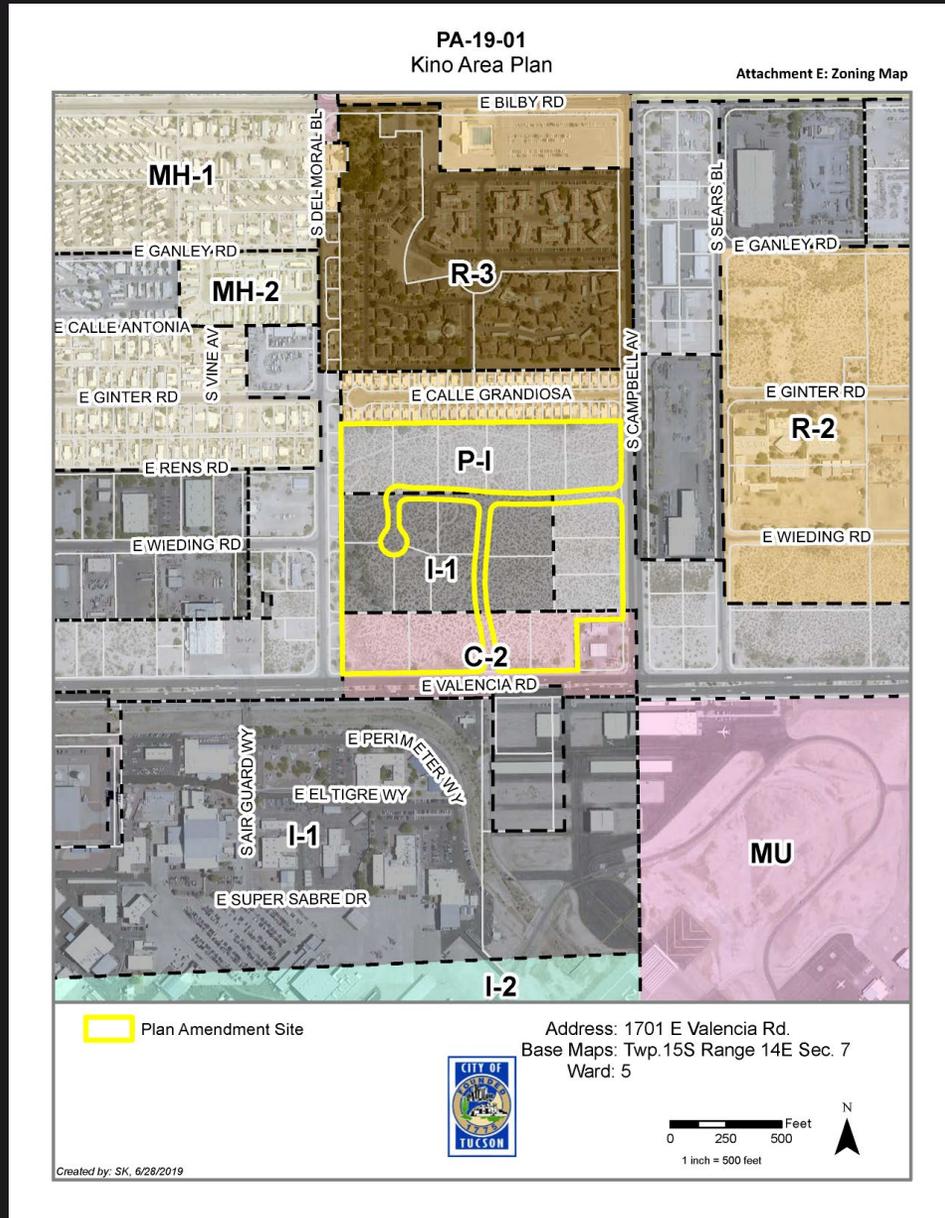
Address: 1701 E Valencia Rd.
Base Maps: Twp.15S Range 14E Sec. 7
Ward: 5



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

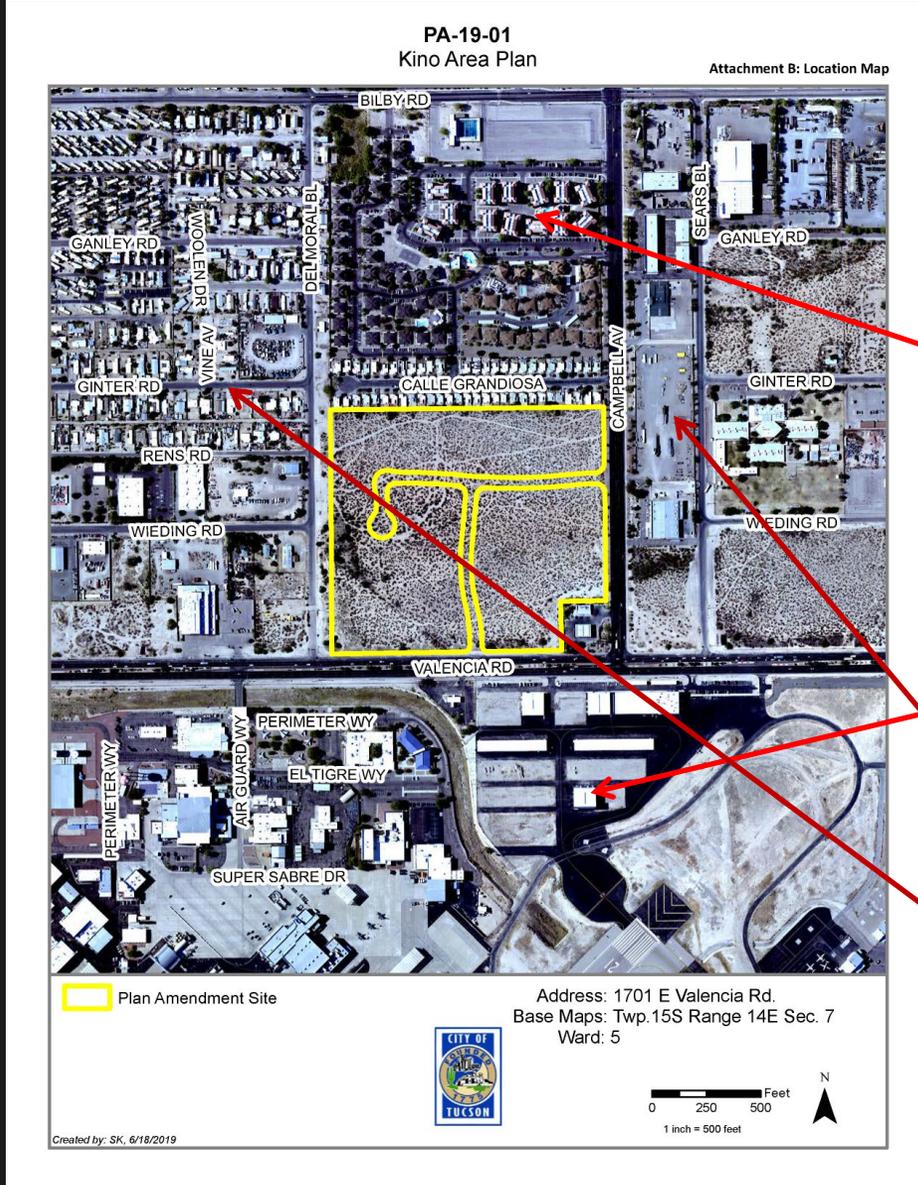
Existing Uses

Existing use of amendment site:

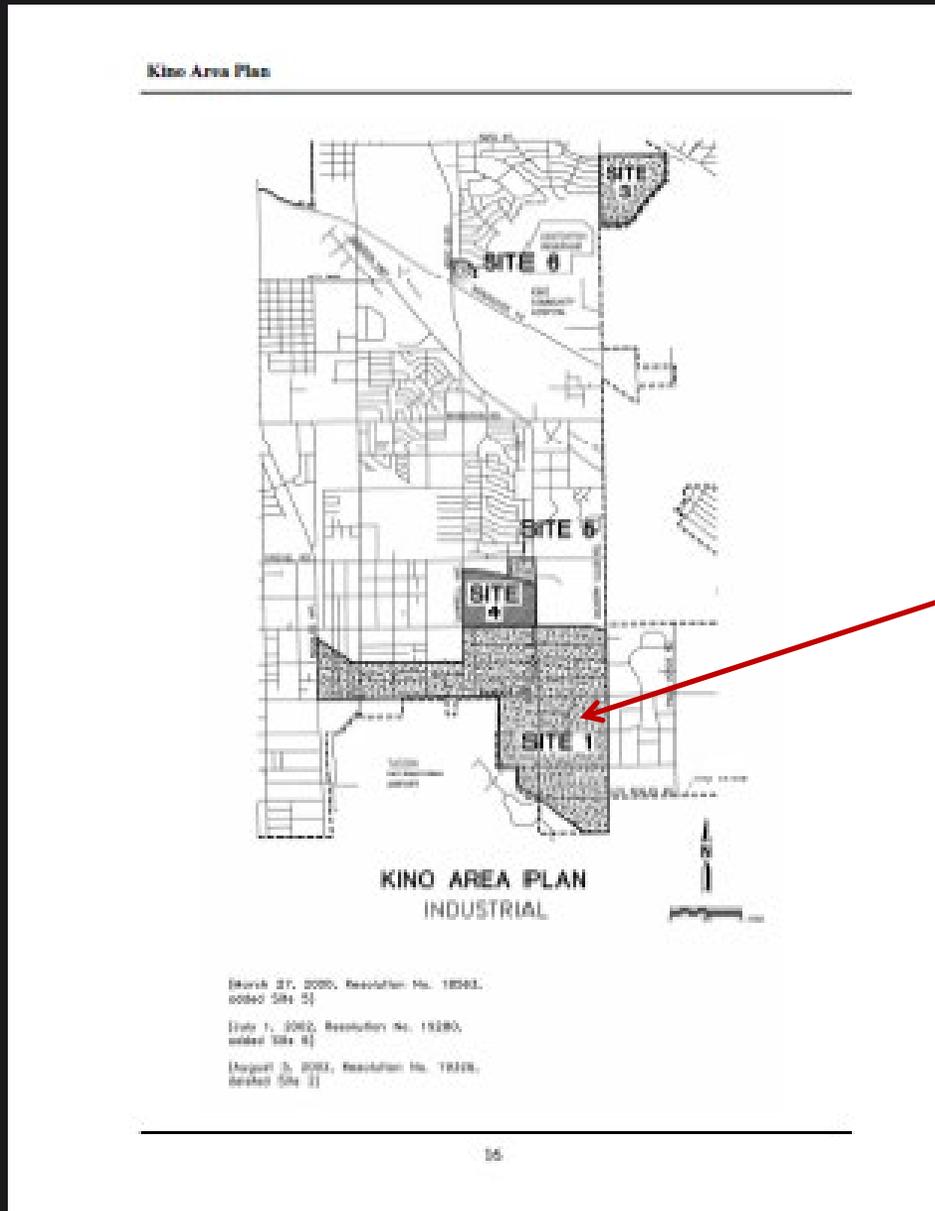
- Vacant land for past 22 years

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



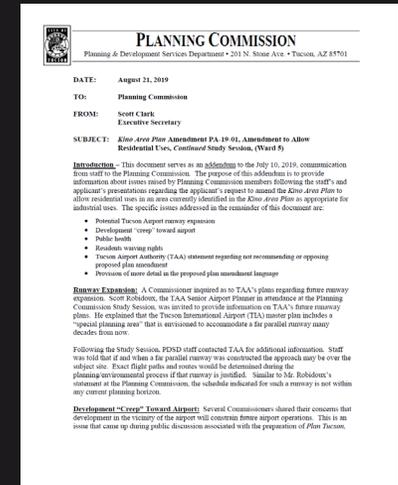
Future Use Called Out in KAP for Amendment Site



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

Issues Raised by PC at July 10th Study Session and Addressed in August 21st Staff Addendum

- Potential Tucson Airport runway expansion
- Development “creep” toward airport
- Public health
- Residents waiving rights
- Tucson Airport Authority statement regarding not recommending or opposing proposed plan amendment
- Provisions of more detail in the proposed plan amendment language *(see next slide)*



Proposed Revised Plan Amendment

(new text in yellow)

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 the Tucson International Airport (TIA) and the Tucson Air National Guard Base, **including but not limited to**
 - **the provision of sound attenuation in keeping with current US Department of Housing and Urban Development standards**
 - **makes clear to prospective homebuyers and tenants through multiple means the potential impacts associated with being located in the vicinity of Tucson International Airport and the National Guard Base**
- minimizes the impact of new development on adjacent residential areas **taking into account, but not limited to, compatible density and privacy considerations**

Staff Recommendation

- **Staff recommends that the Planning Commission set this item for public hearing in September 2019 to allow the Commission to take into account any comments that the public may have regarding this Plan Amendment request.**

THANK YOU

Note: *Next applicant has a presentation.*