



# *KINO AREA PLAN*

## *Proposed Plan Amendment*

Planning Commission

*Public Hearing*

Wednesday, November 13, 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 (KAP)*.



# Location

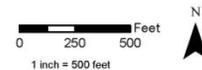
PA-19-01  
Kino Area Plan

Attachment B: Location Map



 Plan Amendment Site

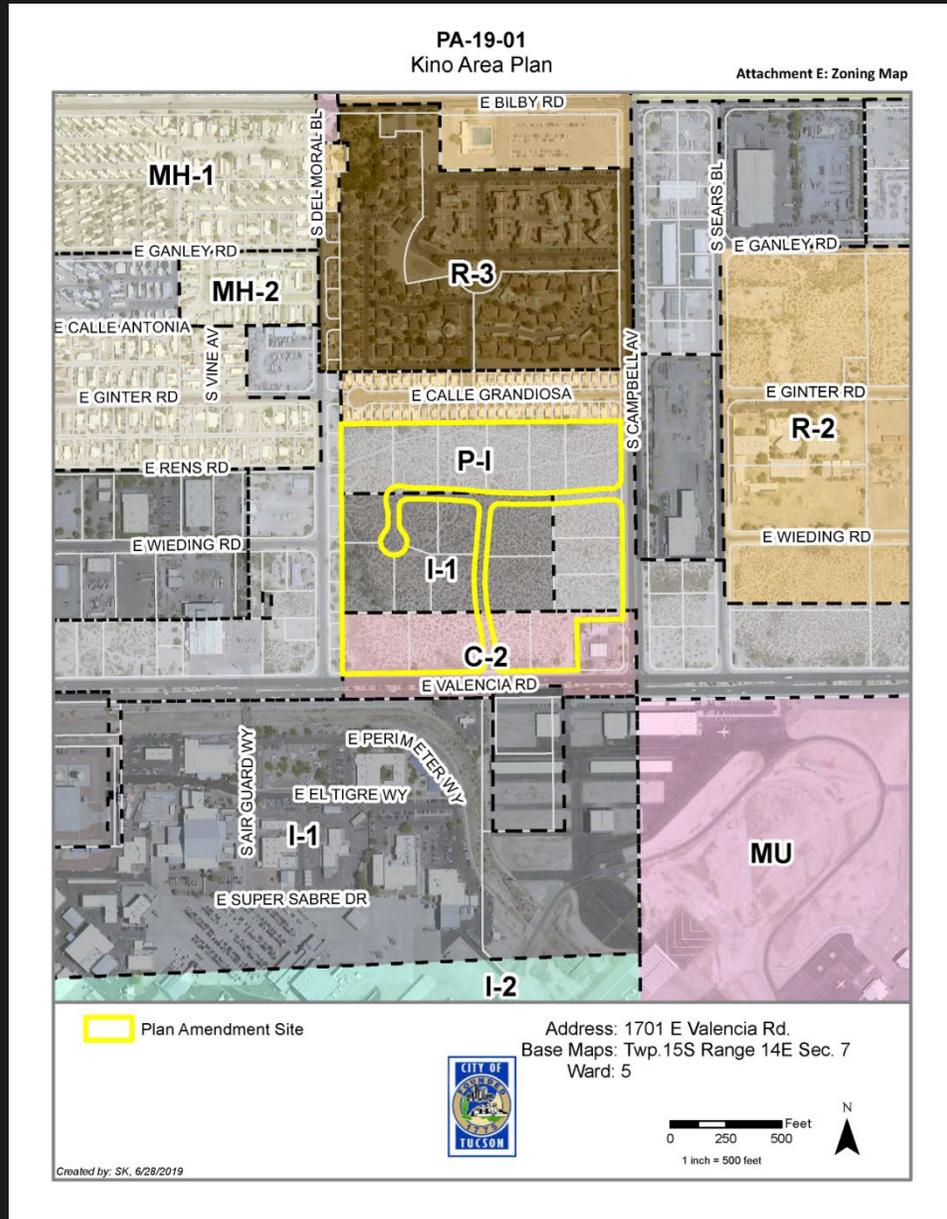
Address: 1701 E Valencia Rd.  
Base Maps: Twp. 15S Range 14E Sec. 7  
Ward: 5



Created by: SK, 6/18/2019

Site is located at northwest corner of Valencia Rd. and Campbell Ave. just north of Tucson International Airport and the Tucson Air National Guard Base.

# Existing Zoning



## Existing zoning on site:

Commercial (C-2)

Industrial (I-1)

Park Industrial (P-1)

## Surrounding zoning:

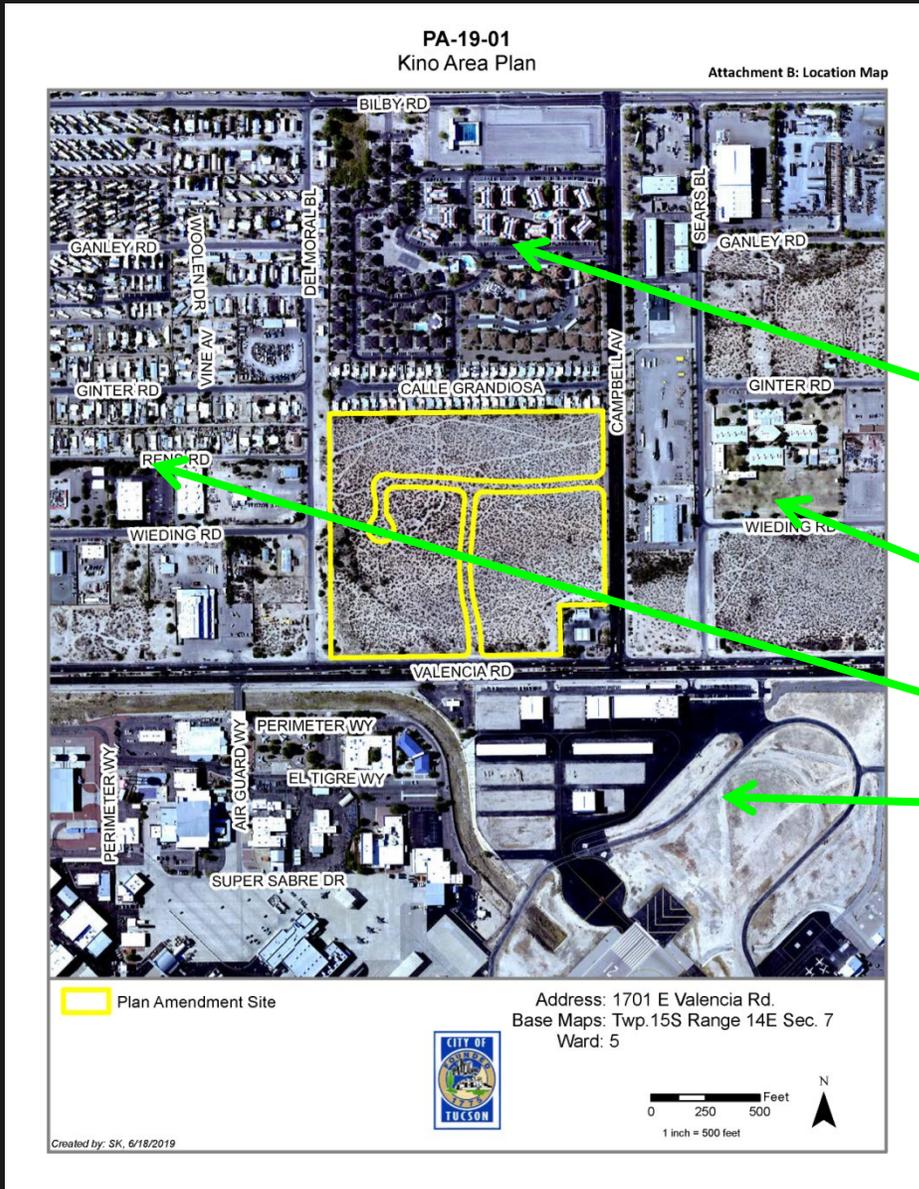
**N:** R-2 & R-3

**S:** I-2

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

**W:** P-1

# Existing Uses



## Existing use of site:

Site has been vacant since

## Existing uses in surrounding area:

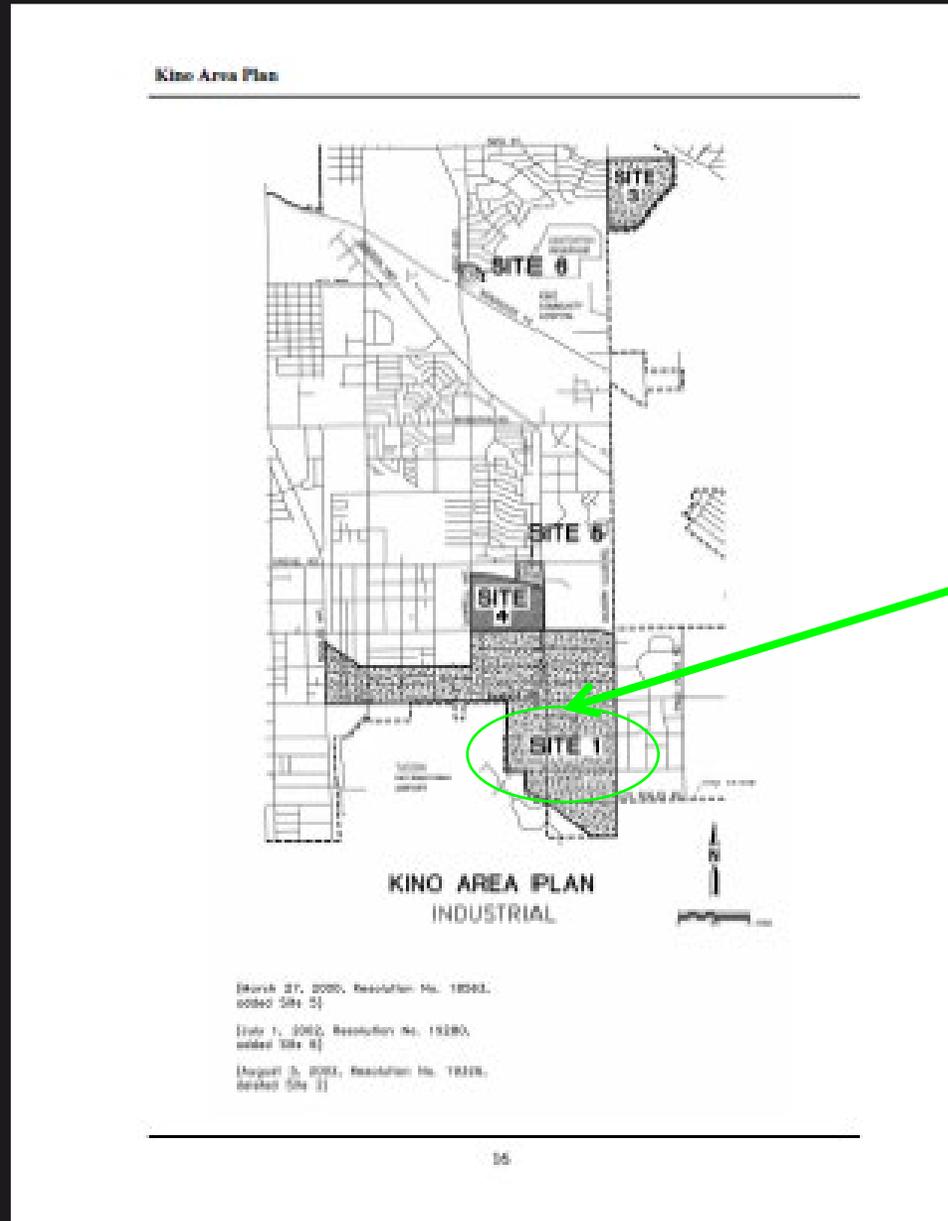
**N:** Single-family housing adjacent & multi-family further north

**E:** Warehouse & vacant property

**W:** Residential & industrial

**S:** Tucson International Airport (TIA) & Tucson Air National Guard Base (ANGB)

# Future Use of Site as Shown in KAP



- Future use for site called out as industrial in *KAP*.
- Site included in “Site 1” on *KAP* Industrial Map.

# Considerations & Findings

## Site use

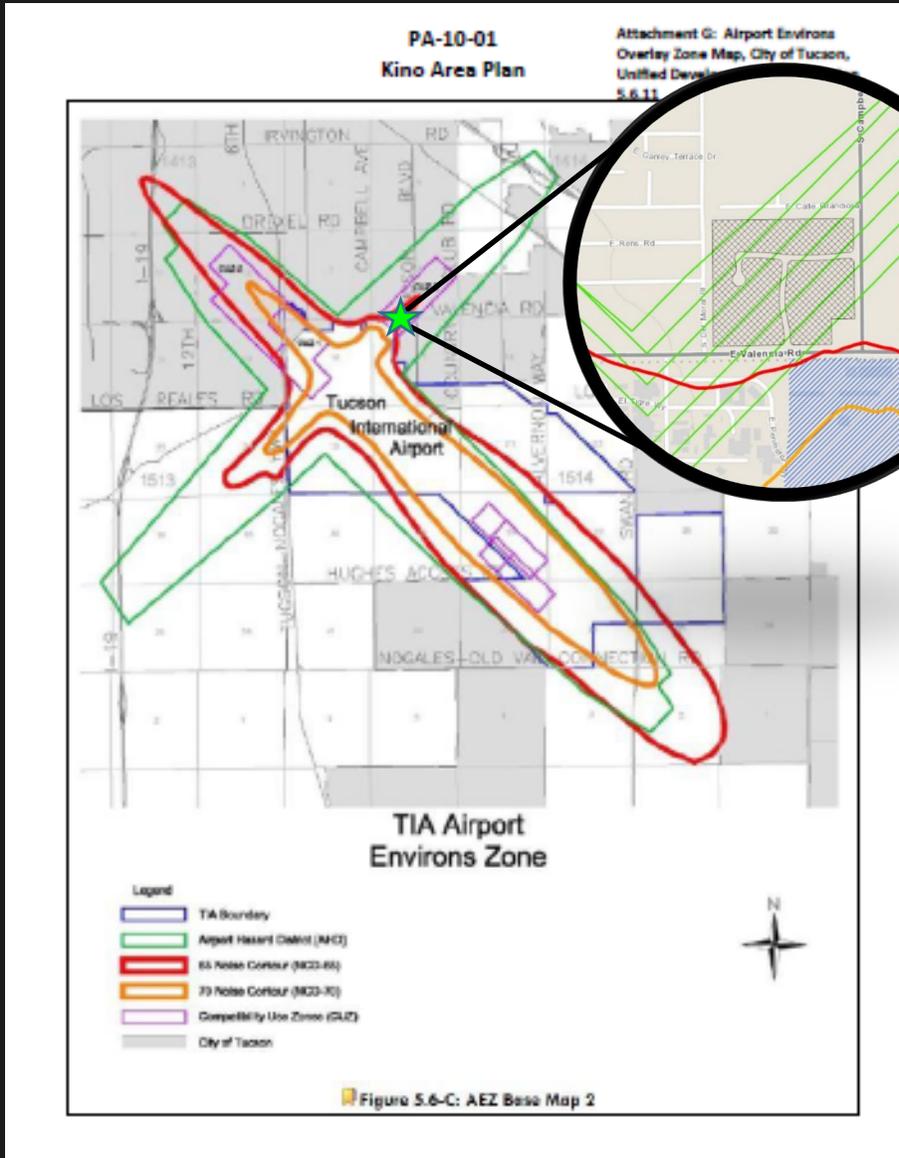
- Demand for industrial uses in area has declined since industrial and park industrial zoning was identified in KAP as future uses for site.
- Housing market in vicinity of TIA has been increasingly active in recent years.

## Site proximity to TIA and ANGB

- Site is within the Airport Environs Zone (AEZ) Airport Hazardous District, but outside the AEZ TIA Noise Control District and Compatible Use Zones.

# Considerations & Findings cont.

## Airport Environs Zone (AEZ)



- Site is only within AEZ Airport Hazard District, which restricts heights on site to 50 – 80 feet and prohibits uses that could be hazardous to aircraft.
- TIA policy is to oppose residential and increased residential density on sites that are within AEA Compatible Use Zones, which this site is not.
- TIA is preparing for a review of the Airport Environs Zone in the next 3 to 4 years.

# Considerations & Findings cont.

## Air Quality Concerns

- Applicant retained air quality expert to review concern raised by Planning Commissioner re air quality data generated using US EPA Screening and Mapping Tool.
- Using EPA tool, air quality expert found air quality at site is comparable to other residential areas in Tucson further away from TIA
- Staff met with Pima County Department of Environmental Quality staff, who said they don't have air quality regulations applicable to site

# Considerations & Findings cont.

## Future Runway Expansion

- TIA says any plans for runway expansion are many years from now

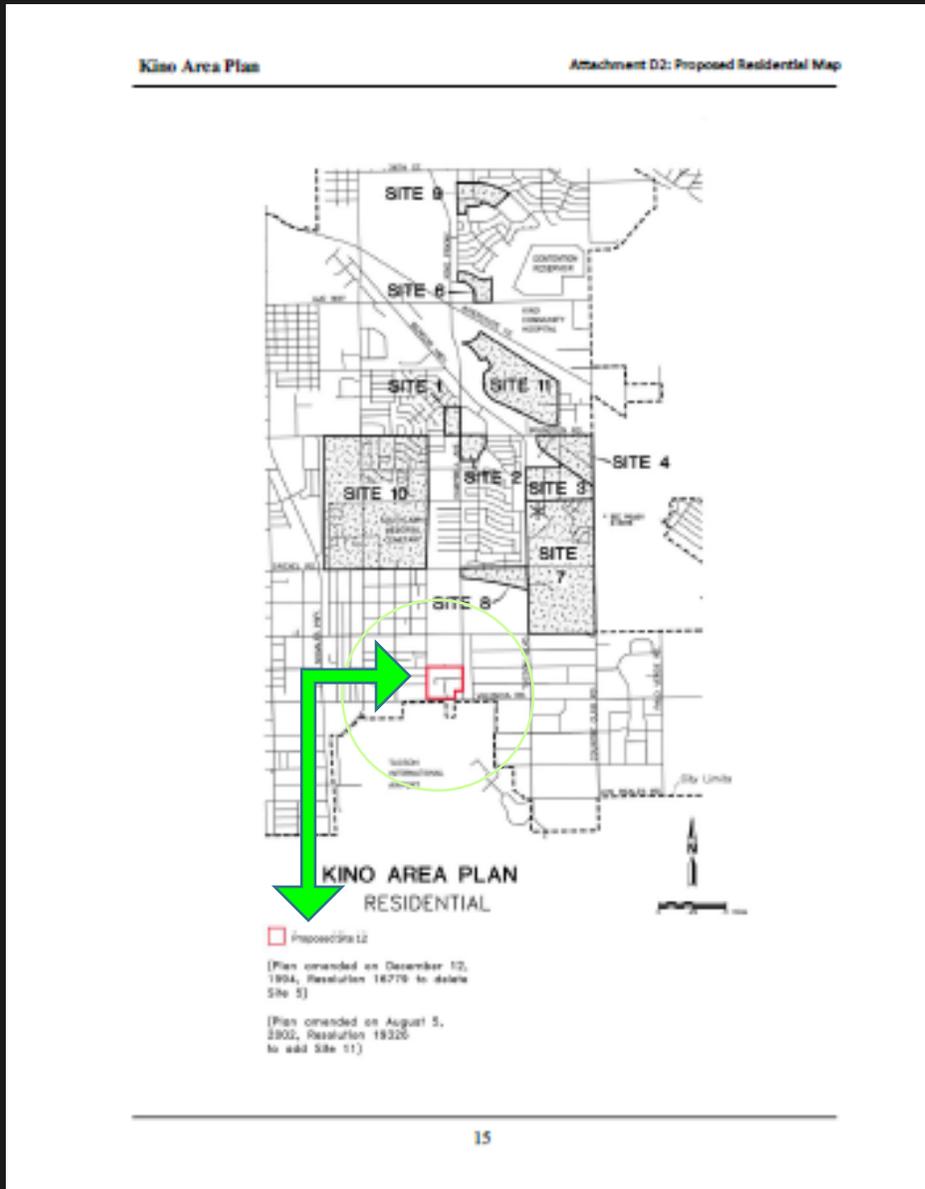
## Disclosure of Potential Impacts

- TIA does not oppose the plan amendment based on conditions that require provision of disclosure of proximity of airport and potential impacts AND noise attenuation features in all residential uses to reduce interior noise levels to a level not to exceed a day night average sound level of 45 decibels

# Staff Recommended KAP Amendment

- Staff recommends amending the *KAP* by making a change to the Residential Map and adding policy language as follows:

# Proposed KAP Residential Map Change



- Propose calling out site as “Site 12” on *KAP* Residential Map

# Proposed Additional Policy for KAP

## Residential Section (latest revision in green & underlined)

*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:

- ensures 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

# Recommendation

- Staff recommends the Planning Commission approve a motion to forward the proposed *Kino Area Plan* amendment to change the Residential Map to include the subject site and to add a new policy (Policy 7) at the end of the Residential Section that allows residential uses with provisions as to how such residential uses should be developed and information prospective homebuyers should be given regarding the subject site's close proximity to Tucson International Airport and potential impact of that adjacency.

THANK YOU

Note: *Applicant has a presentation also.*