

# *Arroyo Chico Area Plan Amendment* PA-18-02

## Tucson, Arizona

## Planning Commission Study Session

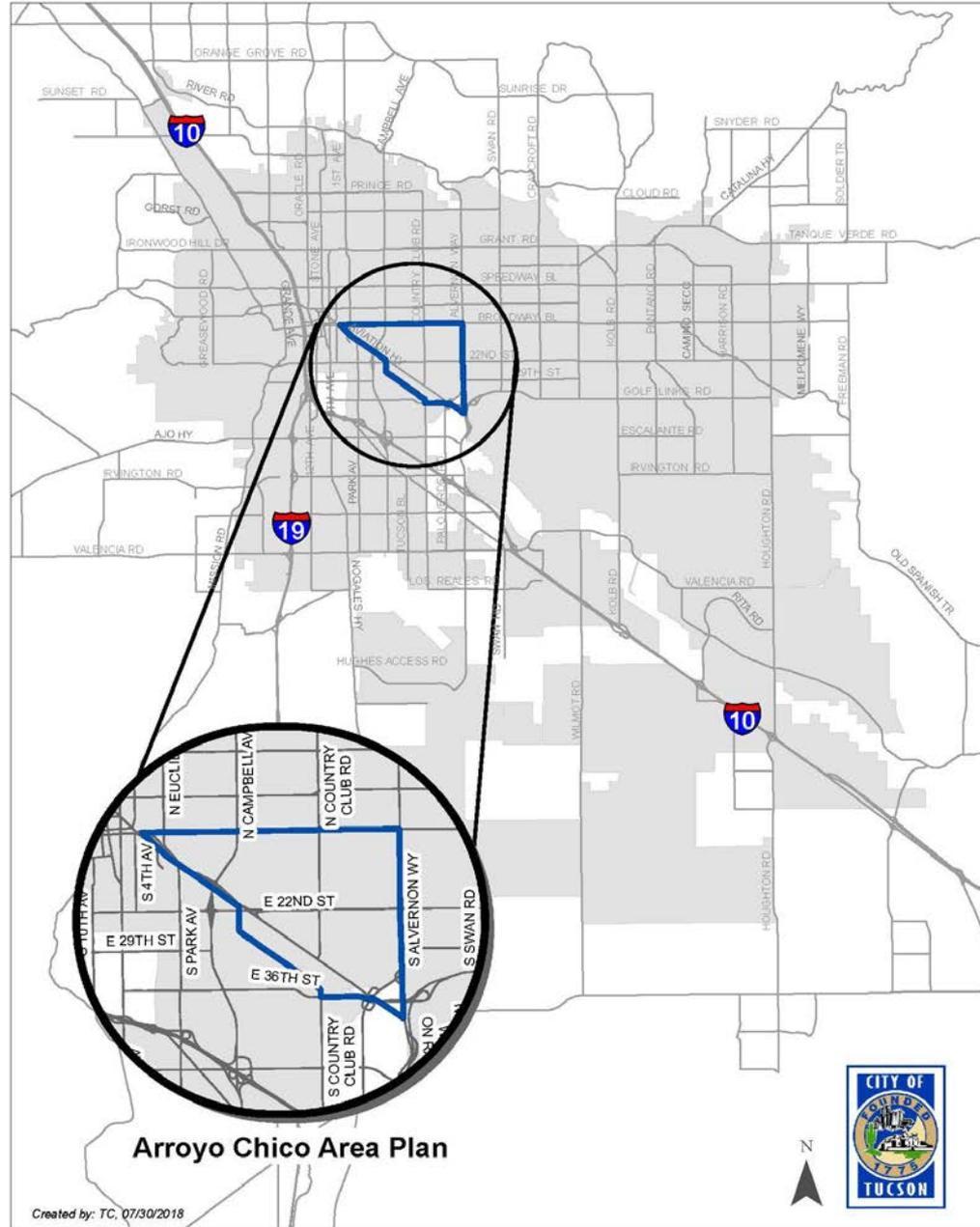
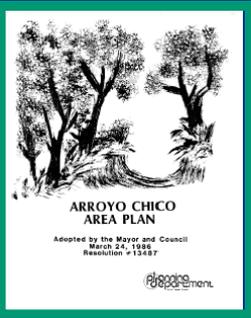
## September 12, 2018



Planning and Development Services Department

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# Arroyo Chico Area Location



Created by: TC, 07/30/2018

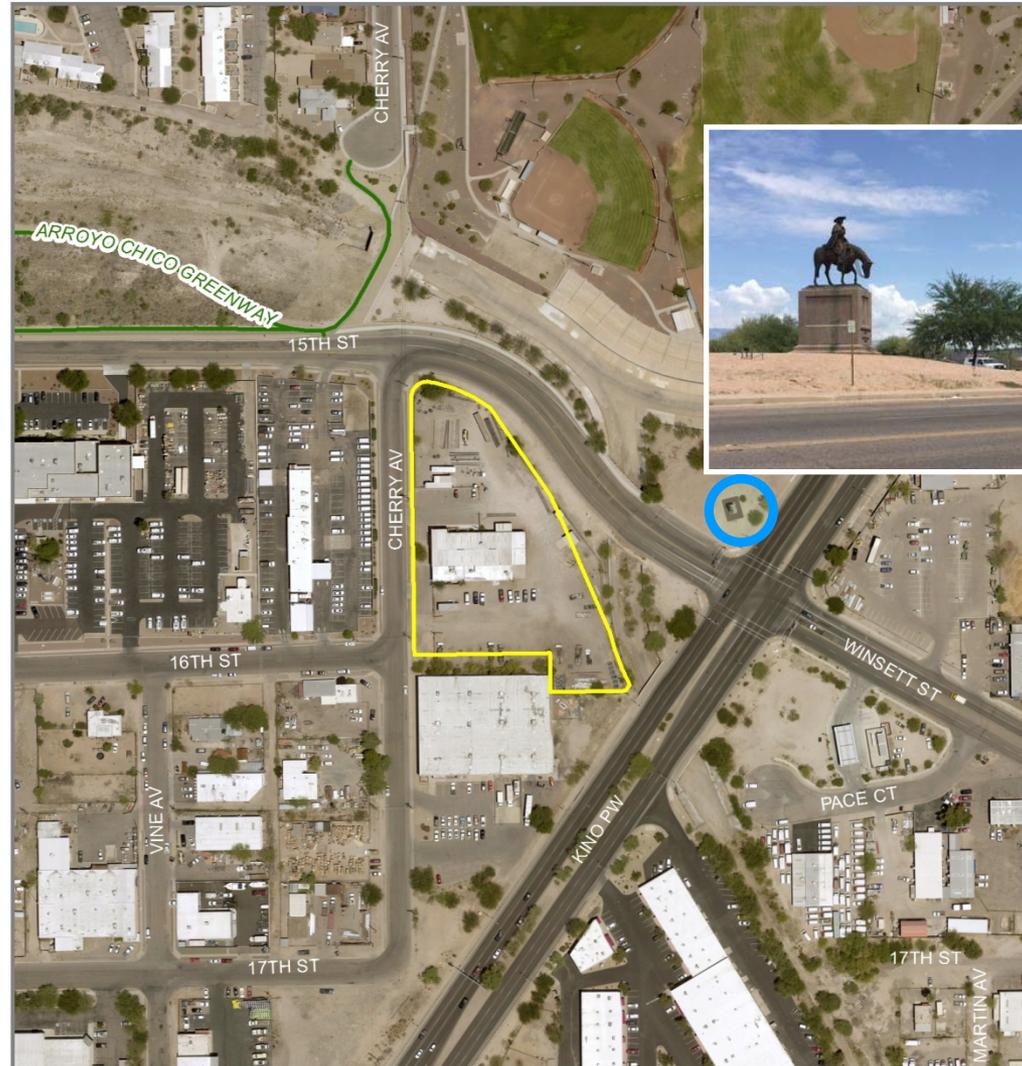
  
4.3-acre area covered by Arroyo Chico Plan



# Arroyo Chico Area Plan Amendment Site Location

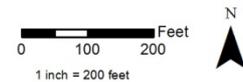
Note: Site is  
2.2 acres.

PA-18-02  
Arroyo Chico Area Plan

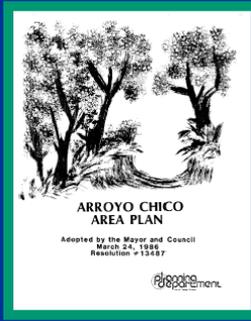


 Plan Amendment Site

Address: 555, 585, 595 S. Cherry Ave.  
Base Maps: Twp.14S Range14E Sec. 18  
Ward: 5



Created by: TC, 08/02/2018



# Existing Zoning

- R2 = Medium-Density Residential
- R3 = High-Density Residential
- I-1 = Light Industrial
- P-I = Park - Industrial

## PA-18-02 Arroyo Chico Area Plan

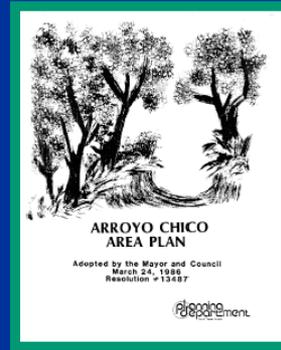


 Plan Amendment Site

Address: 555, 585, 595 S. Cherry Ave.  
Base Maps: Twp.14S Range14E Sec. 18  
Ward: 5



Created by: TC, 07/30/2018



# Mix of Uses, Services, & Alternative Transportation in Vicinity



Restaurant Supply – adjacent



Arroyo Chico Greenway - .05 mi.



Roma's – 0.1 mi.



Aviation Bikeway – 0.2 mi.



Safeway Grocery - 0.7 mi.



The Lost Barrio – 0.8 mi.



Reid Park – 1.25 mi.



University of Arizona – 2 mi.



Downtown – 2 mi.



El Con Mall – 2 mi.



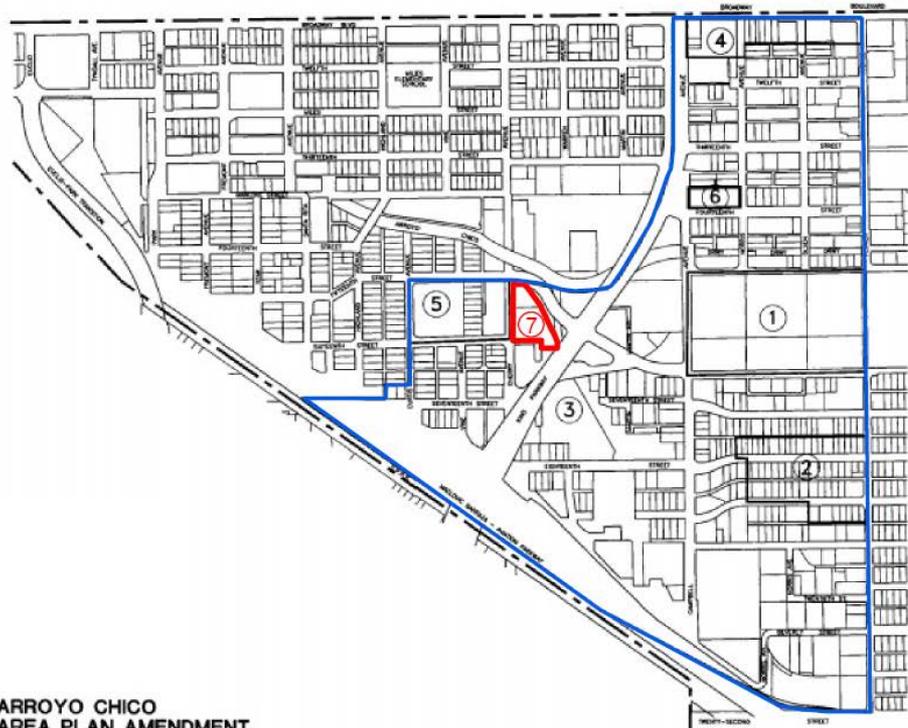
The Bridges – 3 mi.



Tucson Int'l. Airport – 6 mi.

# Arroyo Chico Area Plan Proposed Map Amendment

Note: Changes shown in red.

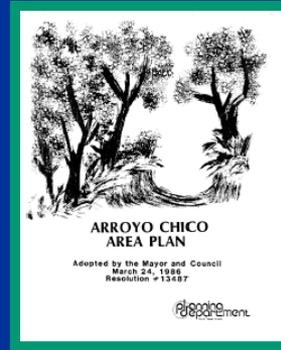


**ARROYO CHICO  
AREA PLAN AMENDMENT**

**INDUSTRIAL AREA 2**

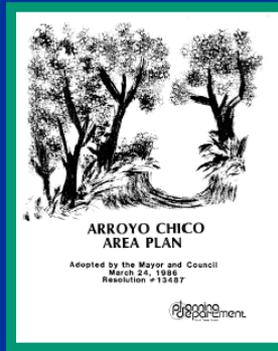
- Arroyo Chico Plan Area Boundary
- Industrial Area 2 Boundary
- ① High Density Residential and / or Campus Industrial Uses
- ② Residential to Industrial Transition
- ③ Light Industrial or Commercial
- ④ Commercial
- ⑤ Campus Industrial
- ⑥ Heavy Industrial
- ⑦ Light Industrial and/or Commercial and/or Residential

Map Amended on February 10, 1997, by Resolution No. 17544  
Map Amended on March 5, 2001, by Resolution No. 18822



# Findings:

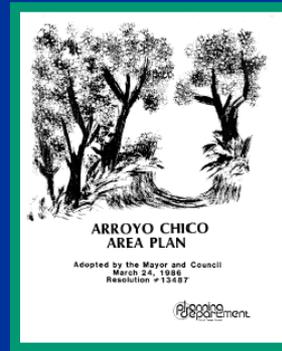
The plan amendment request to add residential as an allowable use on the subject site recognizes:



- Consistency with *Plan Tucson, City of Tucson General & Sustainability Plan (2013)* and *Arroyo Chico Area Plan (1986)* policies supportive of mixed use and protective of existing neighborhoods.
- A growing demand for mixed use infill, including residential, in areas with aging industrial and warehouse structures in central Tucson.
- Availability of easily accessible multi-modal transportation facilities and the proximity of activity centers, including the Downtown, University of Arizona, and the Bridges, and of services supportive of mixed-use with residential.

## Findings *continued*:

- Amendment site is large enough to allow a design that is non-intrusive for the adjacent industrial and commercial uses.
- While the Infill Incentive District (IID) is a tool the City has been using to allow residential uses in some industrially zoned and corridor areas, the amendment site is not within the IID.
- Allowing residential in the currently industrial/commercial area on a case-by-case basis is a prudent approach. The amendment site in this case is particularly well located with a road and open space to the north, a multi-lane arterial to the east, industrial and office uses across a road to the west, and a light industrial use directly to the south separated by an easement that provides room for buffering.



# STAFF RECOMMENDATION

- Staff recommends that the Planning Commission forward the proposed amendment to Mayor and Council with a recommendation to amend the *Arroyo Chico Area Plan* by revising the Industrial Area 2 Map to show allowable uses for the amendment site as “Light Industrial and/or Commercial and/or Residential.”

