PLANNING COMMISSION

Planning & Development Services Department • 201 N. Stone Ave. • Tucson, AZ 85701

DATE: **February 19, 2014**

TO: **Planning Commission**

FROM: **Ernie Duarte**
Executive Secretary

SUBJECT: ***Rio Nuevo Redevelopment Plan* Amendment PA-13-03, 450 North Grande Avenue – Recreational Vehicle Park**
Public Hearing (Ward 1)

Issue – This is a request by Todd Spencer of Ventana Capital Investments LLC on behalf of H & F Resources (see attached application for signed letter authorizing the applicant to represent the owner in the processing of this amendment). The request is to amend the *Rio Nuevo Redevelopment Plan – March 1982 (RNRP)* - Parcel "C" (450 North Grande Avenue) to allow a Recreational Vehicle Park designation.

The site is a former General Services Administration (GSA) motor pool facility: paved lot with two existing buildings totaling 3500 square feet. The *RNRP*- Parcel "C" only allows as a principal use: public use - U.S. Government, General Services Administration (GSA) or as an alternative use: shopping center related commercial, C-2 zoning.

The proposed amendment would allow recreational vehicle park use at this 1.38 acre site. If their amendment request is successful, H & F Resources will be seeking a rezoning for this parcel from Residential (R-2) to Recreational Vehicle (RV).

Recommendation: It is recommended that the Planning Commission forward the proposed amendment to the Mayor and Council with a recommendation to amend the *Rio Nuevo Redevelopment Plan – March 1982* - Parcel "C" to Recreational Vehicle Park use on the amendment site at 450 North Grande Avenue (see Attachment G – Proposed Amendment *Rio Nuevo Redevelopment Plan – March 1982* – Parcel C).

Planning Commission Action: On January 15, 2014, the Planning Commission held a study session on the plan amendment request. The Planning Commission recommended that this case be set for public hearing on the next available meeting date in February 2014. The Planning Commission commented that the proposed redevelopment of the property was a good use for this site. There were some questions surrounding the RV Park maximum length of stay (10 months), and proposed screening design. Applicant responded these proposals were based on feedback from the neighborhood.

Applicant's Proposal: The specific request is to amend the *Rio Nuevo Redevelopment Plan* – Parcel "C" to allow recreational vehicle park use for the 1.38 acres site located at 450 North Grande Avenue. The proposed redevelopment of the plan amendment site will include a 23-

space RV park with full hook-ups (water, electricity, and sewer connection), repurposing an existing building to serve as a club house/office, and a pool. Access to the site will be from Grande Avenue, which is identified as an arterial street on the Major Streets and Routes Plan (MS&R).

Existing Zoning and Land Uses: Directly to the north and east is an apartment complex zoned R-3. To the south is a charter school zoned PAD-4. To the west along Grande Avenue are apartments and a shopping center with O-3 and C-1 zoning.

Land Use Policy Direction: Policy direction is provided by the *Rio Nuevo Redevelopment Plan* (1982), the *Santa Cruz Area Plan* (1984), and the City's *Plan Tucson* (2013). Key policies are summarized below; a complete policy listing is provided as Attachment E.

Rio Nuevo Redevelopment Plan (1982): The purpose of the *Rio Nuevo Redevelopment Plan* (RNP) was to provide land use policy direction for 20 significant parcels as shown in Attachment D. On January 12, 1987, the *Rio Nuevo Redevelopment Plan* was superseded by a rezoning, the *Rio Nuevo Redevelopment Plan/Planned Area Development* (Resolution No. 13903), which provides development standards for all the previous plan area except parcels A, B, C, D, H, and R which remain a part of the 1982 Redevelopment Plan.

Parcel "C" of the *RNRP* allows for existing public uses or shopping center related commercial uses. Plan policy direction calls out for a mix of recreational activities, offices, and commercial services to be located along arterials. New development should utilize presently vacant and/or underutilized land and existing infrastructure. New development should provide an expanded residential population base in support of retail and service establishments and cultural facilities in the downtown.

Santa Cruz Area Plan (1984): Policy direction is provided under Key Parcel 9 which states development in these areas should be consistent with the *Rio Nuevo Redevelopment Plan*, and to refer to that plan for detailed land use development.

Plan Tucson (2013): *Plan Tucson* supports appropriate locations for commercial and office uses, with priority for development and redevelopment within existing urbanized areas. The *Plan* promotes a mixture of commercial, office, and residential uses along major transportation corridors. *Plan Tucson* supports infill and redevelopment projects that reflect sensitivity to site and neighborhood conditions and adheres to relevant site and architectural guidelines. *Plan Tucson* supports and promotes tourism in Southern Arizona as a major economic driver that benefits a variety of business sectors throughout the community. All development should incorporate sensitive design that protects the integrity of existing neighborhoods, complements adjacent land uses, and enhances the overall function and visual quality of the street, adjacent properties, and the community.

Public Contact: At this time, staff has received no direct input from the public about this amendment proposal. However, staff has received a letter of support for this project from the

Menlo Park Neighborhood Association (see attached application). The applicant held a formal neighborhood meeting on November 6, 2013 to discuss the proposed redevelopment project. There were seven people in attendance at that meeting. According to the information submitted, in general, everyone in attendance was supportive of the proposed amendment and project.

Discussion: The applicant is requesting an amendment to the *Rio Nuevo Redevelopment Plan* – "Parcel C" in order to allow a recreational vehicle park use. The amendment site is located at 450 North Grande Avenue, which is an arterial street on the *MS&R*.

The proposed recreational vehicle park use at this site provides an opportunity for the redevelopment of a former GSA motor pool facility, vacant and underutilized. Since the *RNRP* was adopted there have been two amendments. The first amendment on Parcel A allowed residential apartments with R-3 zoning. The second amendment allowed office/commercial uses on Parcel D, provided they were community service uses with C-2 zoning. Both Parcels A and D are immediately adjacent to Parcel C. The proposed land use is consistent with the *Rio Nuevo Redevelopment Plan* in providing for a mix of recreational activities, offices, and commercial services located along arterials.

The proposed development will be utilizing a vacant parcel, and an existing infrastructure. The proposed project provides more residents to support retail and service establishments and cultural facilities in the downtown.

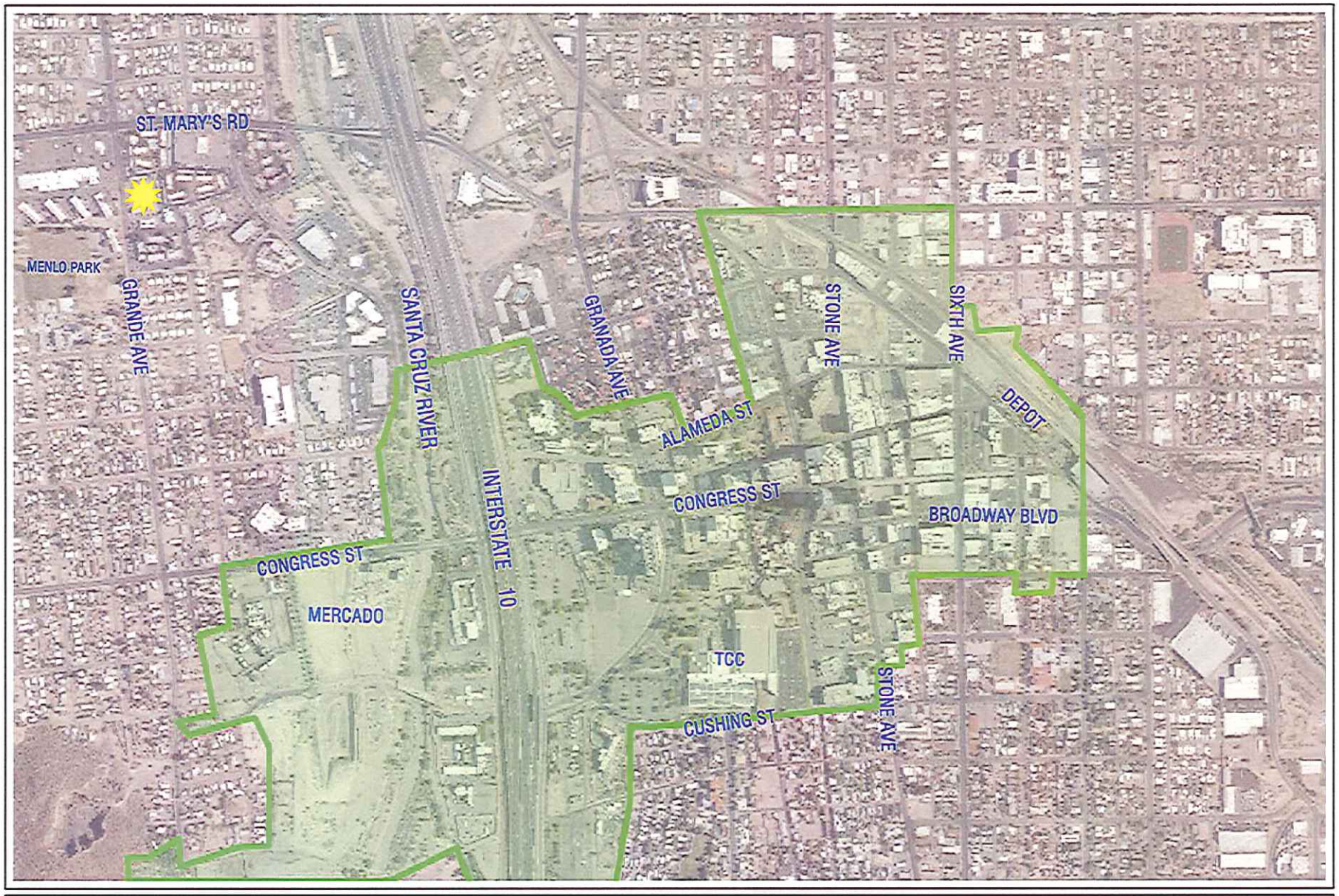
Conclusion: It is recommended that the Planning Commission forward this item to Mayor and Council with a recommendation to amend *Rio Nuevo Redevelopment Plan – March 1982* - Parcel "C" to allow Recreational Vehicle Park use (see Attachment G – Proposed Amendment *Rio Nuevo Redevelopment Plan – March 1982* – Parcel C). Based on the findings below that the proposed land use is compatible with the surrounding area:

Findings

- Is consistent with *Plan Tucson*.
- Utilizes a presently vacant and/or underutilized parcel and existing infrastructure located adjacent to downtown area and I-10 Freeway.
- Provides an expanded residential population base in support of retail and service establishments and cultural facilities in the downtown area.
- Creates a functionally and aesthetically designed development that enhances the image of the City, and reflects sensitivity to site and surrounding area.
- Appropriate location for non-residential development along an arterial roadway (Grande Avenue identified as an arterial on the Major Streets and Route Plan).

Attachments:
A: Context Map
B: Zoning Map
C: Aerial Photograph of Site
D: *Rio Nuevo Redevelopment Plan* – Parcel C Land Use Designation
E: Land Use Plan Policies
F: Copy of the Plan Amendment Application
G: Proposed Amendment *Rio Nuevo Redevelopment Plan – March 1982* – Parcel C

ATTACHMENT A



RIO NUEVO DISTRICT (RND)

AMENDMENT SITE

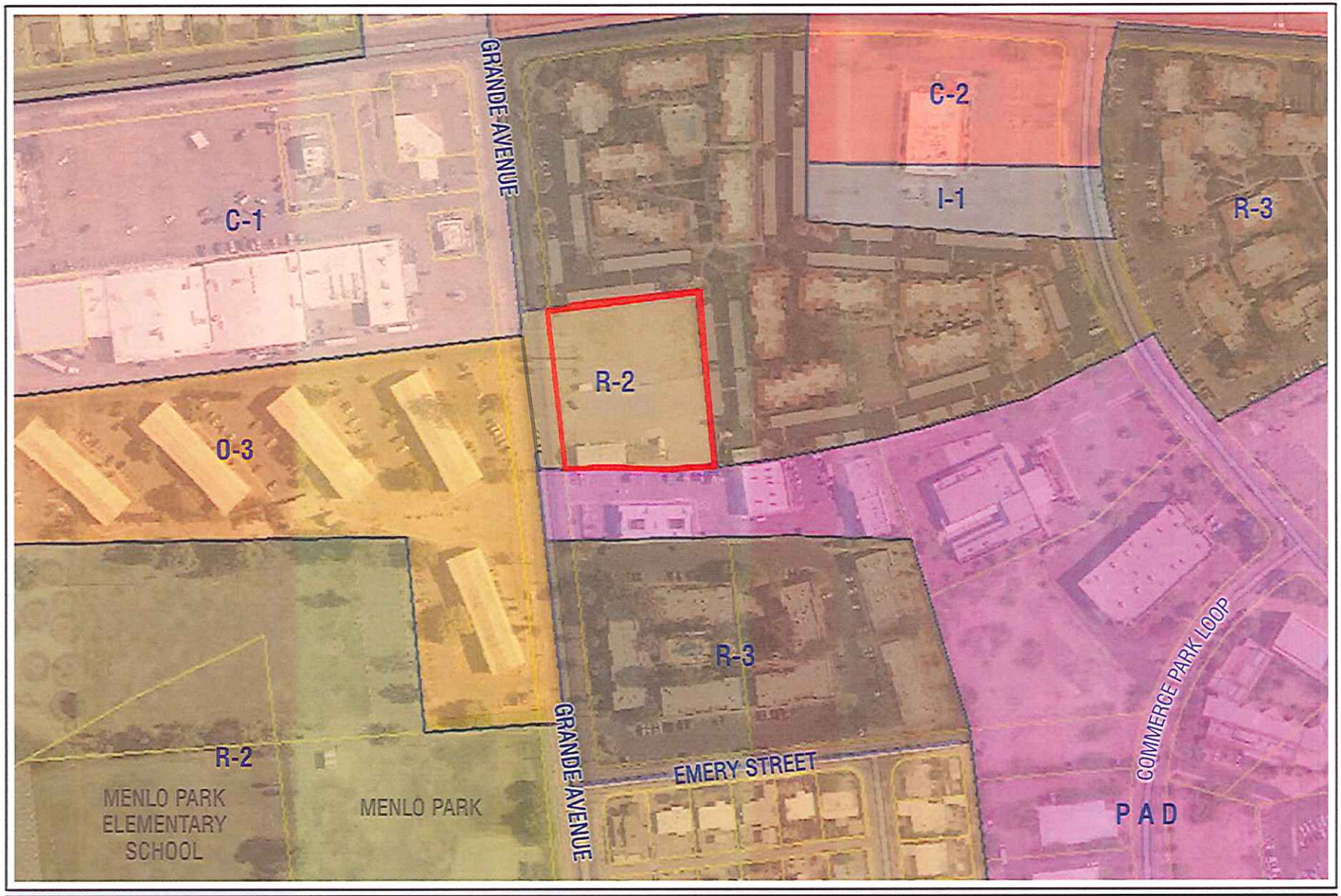
Scale: 1:12,000

CONTEXT MAP

CITY OF TUCSON

Printed:Nov 21, 2013

ATTACHMENT B



PROJECT SITE

Scale: 1:2,400

ZONING VICINTY MAP

CITY OF TUCSON

Printed:Nov 21, 2013

ATTACHMENT C

PROJECT SITE

Scale: 1:2,400

AERIAL MAP

CITY OF TUCSON

Printed Nov 21, 2013

Proposed Zoning; R-3 Maximum Height: 30 feet for 70 percent of building roof area, 40 feet for the remainder only if dispersed to achieve a variable skyline.

Other: All other development standards shall be per the City of Tucson *Land Use Code* Article 1, Division 17, C-2 (B-2A) Commercial (Business) Zone and conditions for approval.

Owner Participation: The owner of Parcel "A" is eligible for participation in the redevelopment of the project, subject to the rules and regulations promulgated by the City or the Redevelopment Entity.

2. **Parcel "B"** 5.5 acres

Principal Use: Commercial/Office (with preference for an office employment center for a single user, plus related office and financial uses).

Proposed Zoning: C-2 (B-2A) (and/or existing I-1 as appropriate)

Other: All other development standards shall be per the City of Tucson *Land Use Code* "C-2" (B-2A) Commercial (Business) Zone and conditions for approval.

Owner Participation: The owner of Parcel "B" is eligible for participation in the redevelopment of the project, subject to the rules and regulations promulgated by the City or the Redevelopment Entity.

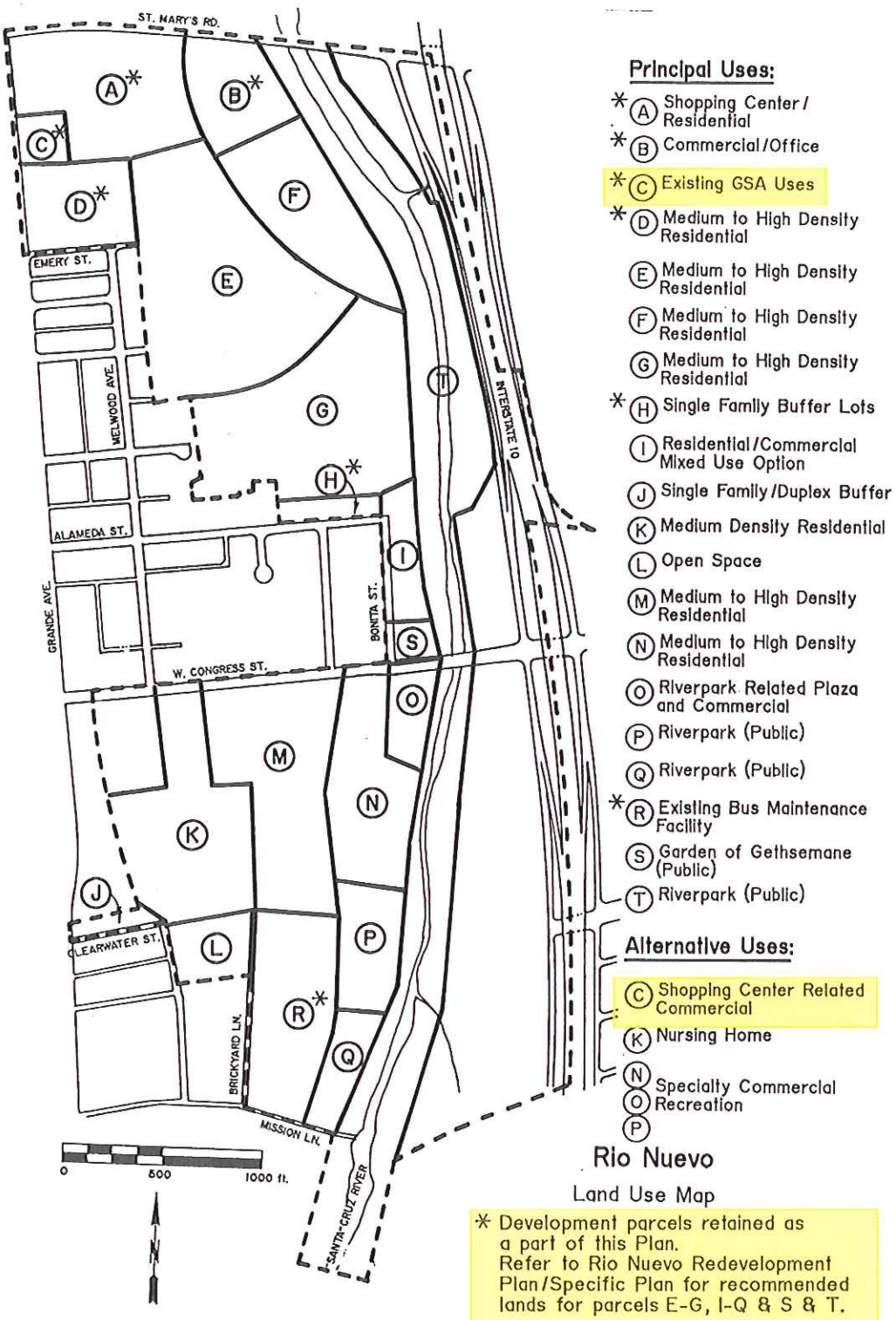
3. **Parcel "C"** 1.3 acres

Principal Use: Existing Public Use (U.S. Government, General Services Administration)

Alternative Use: Shopping Center Related Commercial

Proposed Zoning: C-2 (B-2A)

Other: All other development standards shall be per the City of Tucson *Land Use Code* "C-2" (B-2A) Commercial (Business) Zone and conditions for approval. It is intended that the design of future use be integrated with the design of Parcel "A".


ST. MARY'S RD.
EMERY ST.
MELWOOD AVE.
ALAMEDA ST.
GRANDE AVE.
W. CONGRESS ST.
BONITA ST.
INTERSTATE 10
CLEARWATER ST.
BRICKYARD LN.
MISSION LN.
SANTA CRUZ RIVER
0
500
1000 ft.
N
Principal Uses:
*(A) Shopping Center / Residential
*(B) Commercial/Office
*(C) Existing GSA Uses
*(D) Medium to High Density Residential
(E) Medium to High Density Residential
(F) Medium to High Density Residential
(G) Medium to High Density Residential
*(H) Single Family Buffer Lots
(I) Residential/Commercial Mixed Use Option
(J) Single Family/Duplex Buffer
(K) Medium Density Residential
(L) Open Space
(M) Medium to High Density Residential
(N) Medium to High Density Residential
(O) Riverpark Related Plaza and Commercial
(P) Riverpark (Public)
(Q) Riverpark (Public)
*(R) Existing Bus Maintenance Facility
(S) Garden of Gethsemane (Public)
(T) Riverpark (Public)
Alternative Uses:
(C) Shopping Center Related Commercial
(K) Nursing Home
(N) Specialty Commercial
(O) Recreation
(P)
Rio Nuevo
Land Use Map
* Development parcels retained as a part of this Plan.
Refer to Rio Nuevo Redevelopment Plan/Specific Plan for recommended lands for parcels E-G, I-Q & S & T.
Exhibit "C"

Attachment E

LAND USE PLAN POLICIES

Rio Nuevo Redevelopment Plan – 1982

B. Land Use Objectives of the Redevelopment Plan

1. Intensify human activity through the development of new residential communities close to the downtown in the central area of the Riverpark.

2. Provide lower density residential uses adjacent to important existing neighborhoods and higher density residential uses with a mix of recreational activities, offices, and commercial services along the River major arterials and introduce people, activities, and vitality into the urban area.

3. Utilize presently vacant and/or underutilized land and existing infrastructure located at the gateway to the downtown area along the I-10 Freeway.

4. Provide an expanded residential population base in support of retail and service establishments and cultural facilities in the downtown.

Some planning and design objectives of the *Plan* include

- Creating a functionally and aesthetically integrated development that enhances the image of the City;
- Improving linkages between the Westside, the Santa Cruz Rivrpark, and the downtown by constructing a network of pedestrian pathways;
- Buffering the existing neighborhoods from the higher intensity uses planned for portions of the project, using setback and height restrictions;
- Landscaping extensively with drought-resistant, predominantly native plant materials.

Parcel "C" 1.3 acres
Principal Use: Existing Public Use (U.S. Government, General Services Administration)

Alternative Use: Shopping Center Related Commercial

Proposed Zoning: C-2 (B-2A)

Other: All other development standards shall be per the City of Tucson *Land Use Code* "C-2" (B-2A) Commercial (Business) Zone and conditions for approval. It is intended that the design of future use be integrated with the design of parcel "A".

Santa Cruz Area Plan – 1984

General Development:
1. Adopted neighborhood, redevelopment, or zoning concept plans take precedence over general Santa Cruz Plan policies and should be consulted for detailed zoning or development decisions.

7. New development within or near existing neighborhoods should be designed and scaled to be compatible with existing neighborhood characteristics.

Key Parcel 9

Existing Use:
These areas are included in the boundaries of the *Rio Nuevo Redevelopment Plan* and are primarily vacant. Some residential development and commercial land uses are currently under construction or in design process.

Proposed Use:
Development in these areas should be consistent with the *Rio Nuevo Redevelopment Plan.* Refer to that plan for detailed land use direction.

Plan Tucson – 2013

Chapter 3 – The Built Environment

LT28.1.1	Utilize solutions and strategies included in the Design Guidelines Manual to provide an improved level of community support.
LT28.1.7	Preserve and strengthen the distinctive physical character and identiy of individual neighborhoods and commercial districts in the community.
LT28.5.1	Support development in or adjacent to existing regional and community-level activity centers that will: d. Encourage infilling vacant or underutilized parcels adjacent to existing regional and community-level activity centers;
LT28.5.4	Support a mix of commercial, residential, office, government and other service activities at all major employment centers.
LT28.5.8	Support infill and redevelopment projects that reflect sensitivity to site and neighborhood conditions and adhere to relevant site and architectural design guidelines.
LT28.5.9	Protect established residential neighborhoods by supporting compatible development, which may include other residential, mixed-use infill and appropriate nonresidential uses.

PLANNING & DEVELOPMENT SERVICES DEPARTMENT

Application for Plan Amendment

ATTACHMENT F

February 2010 Form

SECTION 1 - Case Filing Information

To be filled out by Staff

Date Filed: 11-13-13 Received by: John Beall

Area/Neighborhood Plan to Be Amended:

Rio Nuevo Redevelopment Plan

Date Plan Was Adopted by Mayor and Council: March 15, 1982 (Resolution 11775)

Plan Amendment Name: Rio Nuevo Redevelopment Plan, PA-13-03, 450 N. Grande Ave

Plan Amendment Number: PA-13-03 Processing Fee: $2385.00

SECTION 2 - Site Identification

Street Address: 450 N Grande Avenue, Tucson, AZ 85745

Township/Range/Section: 14S, 13E, 11 Tax Code No: 116-18-3320

Nearest Major Cross Street: St. Mary's & Grande Avenue

Amendment Site Size: 1.38 Acres

Attach Assessor's map and current color aerial photograph of site and surrounding properties to application.

SECTION 3 - Applicant Information

If the applicant is not the property owner, please provide the property owner(s) name(s), address(es), and telephone and fax number(s), and the property owner's dated signature. A letter from the owner authorizing the applicant to represent the owner in the processing of this plan amendment must be attached to the application.

Please see attached

SECTION 3 - Applicant Information Cont'd.

Applicant or Agent's Name: Todd Spencer

Firm's Name: Ventana Capital Investments LLC Phone No: (520) 940-1026

Address: 11924 W Fontenelle Drive, Marana, AZ 85653 Fax No: (520) 204-1342

Signature Date

SECTION 4 - Site and Surrounding Conditions

SITE

Existing Site Zoning: R-2 Current Use of Site: Vacant

Current Site Conditions (undeveloped or developed; and, if developed, list significant improvements on the site - buildings, pavement, walls/fences, etc.):

Former GSA motor pool facility. Parcel is 95% paved lot. Two existing buildings are on-site, which total 3500 square feet. Utilities exist on-site and are provisioned to support a 30 unit development. Fencing exists on all sides at the boundary line.

SURROUNDING AREAS

Existing Zoning: North R-3 South PAD-4 East R-3 West O-3 & C-1

Describe Land Uses and Development on Surrounding Properties:

North and East sides are an apartment complex. South side is a school. West side is along Grande Avenue, with apartments and shopping center across the street. Shopping center contains restaurants, professional services, clothing stores, and a large grocery store.

Neighborhood Context: The Menlo Park Neighborhood is going through a redevelopment and revitalization period and is attracting new businesses and residents to support economic growth in the area. Recently, the large shopping center located at St. Mary's and Grande (which is directly across the street from the proposed development site) has undergone a renovation and now offers enhanced services and retail options to the community. Menlo Park is also located across the street diagonally and has been recently revitalized to include excellent outdoor recreation space for children to play, complete with a pool and waterslide. All of the aforementioned facilities are within walking distance of the proposed RV park and would be frequently used by RV guests.

SECTION 5 - Plan Amendment Information

Attach Additional Sheets as Necessary

Proposed Site Development

Proposed Use: Recreational Vehicle Park Proposed Zoning: RV

To provide upscale, family-friendly RV lodging that serves the 4th Avenue, Downtown, and Westside entertainment and attractions areas.

Proposed development would generate over $2M per year in new revenues for area businesses.

Proposed Site Improvements (buildings, parking areas, etc.):

Establish 23 RV sites with full hook-ups (water, electricity, and sewer connection). Repurpose the existing large building to serve as a club house, inclusive of: lobby, showers, laundry, and large indoor climate-controlled children's play area.

Identify the parts of the Plan that need to be amended, and why. List any policies and identify any maps that are proposed to be changed.

This plan amendment application is for the Rio Nuevo Redevelopment Plan, page VI-6, Item 3 entitled "Parcel C – 1.3 Acres".

Revision of alternative use and proposed zoning verbiage is requested in order to allow for RV park usage.

Provide proposed new goal and policy language, and proposed new maps that incorporate the change.

Please see attached

Explain how the proposed changes are consistent with and supported by the overall goals, and any applicable policies, of the Area or Neighborhood Plan:

A detailed analysis and commentary supporting RV park usage has been provided. Please see attached.

SECTION 5 - Plan Amendment Information Cont'd.

Explain how the proposed changes are consistent with and supported by the goals and policies of the *General Plan.*

Please see attached

Provide additional supporting information that demonstrates why this amendment should be approved.

This development is in alignment with the overall goals and intent of the Rio Nuevo Redevelopment Plan and General Plan.

This development will generate over $2M in new revenues each year for area businesses. The proposed development has been fully vetted and approved by the Ward 1 office and the Menlo Park Neighborhood Association. A letter of support from the President of the Menlo Park Neighborhood Association is attached.

A concept plan is not required. However, staff encourages the applicant to submit one.

Is a concept map being submitted with this application? Yes__X____ No_____

SECTION 6 - Pre-Submittal Meeting Information

The following must be attached to the plan amendment application (see Part 4 of the handout titled "Plan Amendments - Information for Applicants":

- O Copy of the meeting notice that was mailed
- O Copy of the mailing list used
- O Certification of mailing
- O Copy of the sign-up sheet showing who attended the meeting
- O Meeting summary
- O Copy of any maps, drawings, or written information provided at the neighborhood meeting
- O Any changes in the plan amendment proposal based on comments received at the neighborhood meeting
- O Copy of notes from rezoning pre-submittal meeting

S:\Plan Amendments & PAD Changes of Conditions\Forms\PA_application.doc

November 1, 2013

To: Planning and Development Services Department
201 N. Stone Avenue
Tucson, AZ 85701

From: H & F Resources
PO Box 31687
Tucson, AZ

To Whom It May Concern:

As the owner of the property located at 450 N Grande Avenue in Tucson, I hereby authorize Todd Spencer of Ventana Capital Investments LLC to proceed with a Rio Nuevo Redevelopment Plan amendment and rezoning which will allow for a recreational vehicle park to be constructed and operated on the premises.

Sincerely,

[signature] PARTNER
Owner's Signature

5 Nov 2013
Date

CRAIG A. BEMIS
Owner's Name (Printed)

(520) 991-5604
Owner's Phone Number

VENTANA CAPITAL INVESTMENTS LLC

PHONE (520) 940-1026
FAX (520) 204-1342
EMAIL TSPENCER@VENTANA-CAPITAL.COM

November 13, 2013

City of Tucson
Planning & Development Services Department
201 N. Stone Avenue
Tucson, AZ 85701

RE: Proposed RV Park at 450 N Grande Avenue, Tucson, AZ

Dear Planning & Development Staff:

Thank you for the opportunity to submit a plan amendment application relating to our proposed project.

The goal of the proposed RV park development would be to provide family-friendly, upscale RV lodging near the 4th Avenue and Downtown attractions area. This facility would support both transient and destination visitor business and generate long-term, new revenue for area businesses in excess of $2M per year. Our target customer for this development is the upscale motor coach or self-contained RV traveler who is seeking a family-friendly environment that is rich in activities, restaurants, and shopping for their stay in Tucson. This RV park would also support travelers associated with several annual events, including the Gem & Mineral Show, 4th Avenue Street Fair, and University of Arizona sports.

This proposed development is located within walking distance of the West Congress pick-up location for the Tucson Modern Streetcar, thereby offering RV park guests an unparalleled opportunity to explore the best Tucson has to offer.

Currently, over 3000 RVs travel past Downtown Tucson each day, many of whom are seeking lodging that allows them to have access to a vibrant and active area for their stay. Currently, there are no developments that are capable of meeting their needs and so customers are passing Tucson by in favor of other cities. By creating this urban RV park concept, new access to the 4th Avenue and Downtown area is provided and we begin to capture some of that existing customer traffic and, in turn, create new revenue and uplift for the community.

The proposed site location is subject to three land use policies, which are the Rio Nuevo Redevelopment Plan, Santa Cruz Area Plan, and the General Plan. The proposed site is identified as Parcel C within the Rio Nuevo Redevelopment Plan. Since the Santa Cruz Area Plan simply references the Rio Nuevo Redevelopment Plan for land use direction on this parcel, an amendment is only required for the Rio Nuevo Redevelopment Plan.

RV Park usage is consistent with the goals and intent of the Rio Nuevo Redevelopment Plan and the General Plan in that the development is a good neighbor and provides economic growth to support the Downtown and Westside regional activity centers. It converts an unutilized parcel, which is located at the gateway of Downtown, into visually attractive RV lodging which in turn will attract both destination and transient visitors to the area to spend money and support retail, service establishments, and cultural facilities. Through partnership with the Menlo Park Neighborhood Association and the Ward 1 office, the development design has incorporated elements which protect the integrity of the neighborhood and are compatible with the community. A detailed review is attached.

Thank you for your consideration and please feel free to contact me with any questions.

All the best,

Todd Spencer
President & Managing Member
Ventana Capital Investments LLC

Mobile (520) 940-1026
Email tspencer@ventana-capital.com

Detailed Analysis & Commentary

Supporting RV Park Usage

RV Park usage for the property at 450 N Grande Avenue is consistent with the existing Rio Nuevo Redevelopment Plan as detailed below:

- **Section V – Redevelopment Objectives (pg VI-2)**
  - B2 (pg VI-3) – Provide lower density residential uses adjacent to important existing neighborhoods and higher density residential uses with a mix of recreational activities, offices, and commercial services along the River major arterials and introduce people, activities, and vitality into the urban area.
    - This is the exact goal of the RV Resort project – to bring new vitality and people to Downtown and 4th Avenue Tucson areas by providing upscale, family-friendly RV lodging.
  - B3 – Utilize presently vacant and/or underutilized land and existing infrastructure located at the gateway to downtown area along the I-10 free way
    - Our proposed site is vacant, unutilized for years, and located near downtown on I-10.
  - B6 – Provide an expanded residential population base in support of retail and service establishments and cultural facilities in the downtown.
    - By capturing traveling tourists at this RV Resort, we provide a new base of residents every week to support retail and service establishments in the surrounding area. Over $2M per year in incremental revenues for surrounding businesses are expected.

- **Section VI – Land Use Plan Showing Proposed Uses of the Area**
  - A (pg VI-5) – Creating a functionally and aesthetically integrated development that enhances the image of the City
    - The RV Park would be physically attractive, as well as attracting new visitors to the best parts of Tucson, thereby helping to enhance the image visitors and locals have of the City.
  - A (pg VI-5) – Improving linkages between the Westside, the Santa Cruz Riverpark and the downtown
    - This project is located at the Western terminus of the Modern Streetcar and is expressly designed to foster the linkage between the Westside and the Downtown and 4th Avenue areas while supporting City transit services.
  - B3 (pg VI-6) – Parcel "C" 1.3 acres
    - Proposed zoning and intent – commercial usage
    - Currently zoned as R2 residential
    - RV Zoning satisfies both commercial and residential growth goals because it is a hybrid of the two.

- **Section XI – Developer's Obligations and Design Objectives**
  - B2 (pg VI-19) – Provide an attractive urban environment utilizing form and materials that blend harmoniously with adjoining areas.
  - B3 – (pg VI-19) Provide for well-designed open spaces in relation to new buildings, including appropriately screened and landscaped pedestrian and parking areas.
    - RV Park is designed to utilize the existing structure and paved lot and would enhance the landscaping and screening in a way that would be more attractive for the area than it currently is as a vacant parking lot.

- **Section XIII – Procedures for Changes in Approved Plan**
  - (pg VI-20) – The approved plan may be amended by an amendment prepared by the Redevelopment Entity and approved by the City upon compliance with requirements of the law provided that in respect to any land in the Project Area previously disposed of for use in accordance with the Plan, the Redevelopment Entity or City receives written consent from the owner of such land whose interests therein are materially affected by such amendment.
    - Given that many of the objectives and designs of the City already correspond with the proposed usage and given that the property owner has issued written consent for the modifications, a plan amendment is respectfully submitted for consideration.

VENTANA CAPITAL INVESTMENTS LLC

PHONE (520) 495-0175
FAX (520) 204-1342
EMAIL TSPENCER@VENTANA-CAPITAL.COM

October 24, 2013

Dear Neighbors:

I would like to invite you to a meeting to share some information regarding a development project at 450 N Grande Avenue. The meeting will be held on Wednesday, November 6, 2013 and will begin at 6pm at the Ward 1 office, which is located at 940 W Alameda Street, Tucson, AZ 85745. The purpose of the meeting is to review project details relating to a Rio Nuevo Redevelopment Plan amendment and I welcome your feedback.

As you may be aware, over the past many years, there has been a vacant lot located at 450 N Grande Avenue which was previously used by the Federal Government as a motor pool lot and diesel repair shop. It ceased to operate in that capacity many years back and, in 2009, the property was auctioned by the Federal Government and a private company purchased the land. For various reasons, the current owner has been unable to move forward with any developments since that time and the neighborhood has seen this property become neglected and deteriorate in to a state of disrepair. I'd like to change that.

Over the past many months, I have been working closely with the Ward 1 office and the Menlo Park Neighborhood Association to seek their feedback, guidance, and approval on the project concept. The proposed revitalization project is to convert the existing property in to upscale, family-friendly RV lodging that serves the 4th Avenue, Downtown, and West side entertainment and attractions areas. The goal of this development would be to attract both transient and destination visitors and generate long-term jobs and new revenues for area businesses in excess of $2M per year. Our target customer will be upscale motor coach and self-contained RV travelers who are seeking a family-friendly environment that is rich in activities, restaurants, and shopping for their stay in Tucson. This development would only allow temporary lodging for motor coaches and self-contained RVs and would specifically exclude any permanent residents, tents, or mobile homes. Visitors would also be required to comply with property rules, including quiet hours, site cleanliness standards, and related items.

In the development process, two steps are required before any improvements may begin. First, an amendment to the Rio Nuevo Plan will be needed, which identifies RV lodging as an alternate use. This discussion topic will be the primary focus for the upcoming neighborhood meeting. Second, a modification from R-2 to RV zoning will be required. An additional neighborhood meeting will be held several months from now to focus on this topic and discuss in more detail.

These efforts will take several months each to complete, however your feedback is very important to me and I would invite your comments and questions that will help us to consider all elements in making this project a success for the community.

During the meeting, notes will be taken and passed along to all parties involved with the plan amendment process for their review. As with all public reviews, you are also welcome to submit your comments formally to the Director of Planning and Development Services prior to the Planning Commission public hearing. Also, comments may be made verbally and/or in writing at the Planning Commission public hearing and at the Mayor and Council public hearing.

If you have any questions regarding this neighborhood meeting, please feel free to contact me at (520) 495-0175.

All the best,
Todd Spencer

Managing Member
Ventana Capital Investments LLC

CITY OF TUCSON
PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
PRESUBMITTAL NEIGHBORHOOD MEETING - PLAN AMENDMENTS
TIMELINES AND CERTIFICATION OF MAILING

PART 1 – DATE MAILING LABELS WERE GENERATED (to be filled out by staff)

Plan amendment file name and number: Rio Nuevo Redevelopment Plan / PA-13-03

Date mailing labels were generated: 10-22-13

Date that is 60 calendar days after mailing labels were generated: 12-22-13

PART 2 – CERTIFICATION OF MAILING (to be filled out by applicant and returned to staff with the application)

I hereby certify that I mailed the meeting notices to everyone on the mailing list on

10/23/13 , for the neighborhood meeting that was held on

(date of mailing)

11/6/13 .

(date of neighborhood meeting)

(signature of applicant/applicant's agent) 11/11/13 (date signed)

PART 3 – TIMELINE CHECKS (to be filled out by staff)

Date of Neighborhood Meeting: 11-6-13

Time period that is 15 to 60 days after the neighborhood meeting was held:

N/A

Date application was submitted: _____

Was the application submitted between 15 and 60 days after the neighborhood meeting was held?

_____
(yes or no)

If the application was submitted within the specified time frame, the timeline provisions of the *Land Use Code* have been satisfied. If the application was not submitted within the specified time frame, staff will advise you how to proceed.

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MARANA POST OFFICE
MARANA, Arizona
856539998
0363680390-0099
10/23/2013 (800)275-8777 02:34:04 PM

Sales Receipt

Product Description	Sale Qty	Unit Price	Final Price
(Forever) A Flag for All Seasons PSA Bklt/20	1	$9.20	$9.20
(Forever) A Flag for All Seasons PSA Bklt/20	1	$9.20	$9.20
(Forever) Purple Heart PSA 2012	3	$0.46	$1.38

POSTAGE FOR 43 LETTERS IN TOTAL

Total: $19.78

Paid by:
MasterCard $19.78
Account #: XXXXXXXXXXXX4009
Approval #: 58094P
Transaction #: 160
23903381556

Order stamps at usps.com/shop or call 1-800-Stamp24. Go to usps.com/clicknship to print shipping labels with postage. For other information call 1-800-ASK-USPS.

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****
Get your mail when and where you want it with a secure Post Office Box. Sign up for a box online at usps.com/poboxes.
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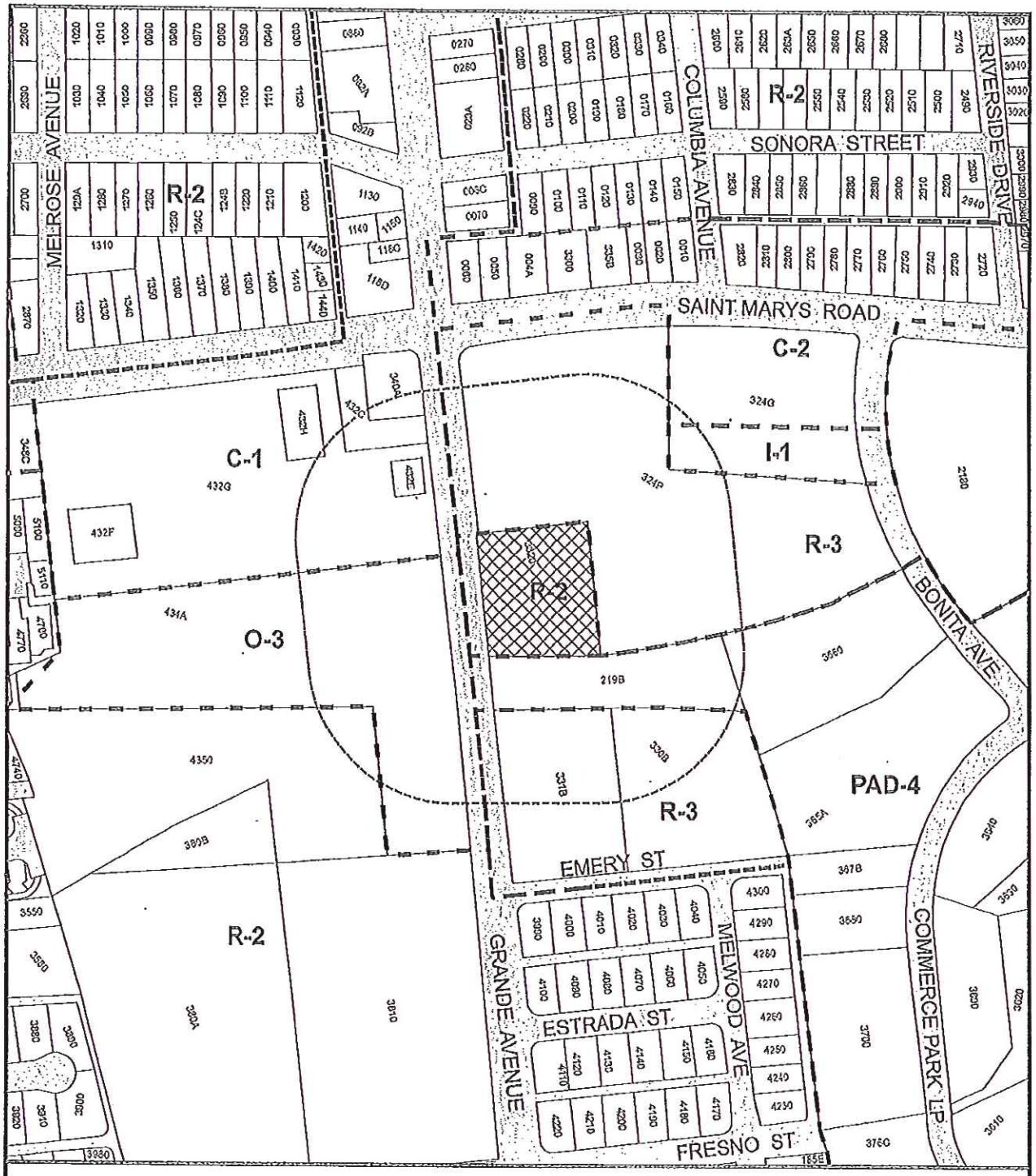
Bill#:1000100280683
Clerk:08

All sales final on stamps and postage
Refunds for guaranteed services only
Thank you for your business
****
****
HELP US SERVE YOU BETTER

Go to:
https://postalexperience.com/Pos

Grande Avenue
Plan Amendment



Plan Amendment Site

300' Notification Area

Zone Boundaries

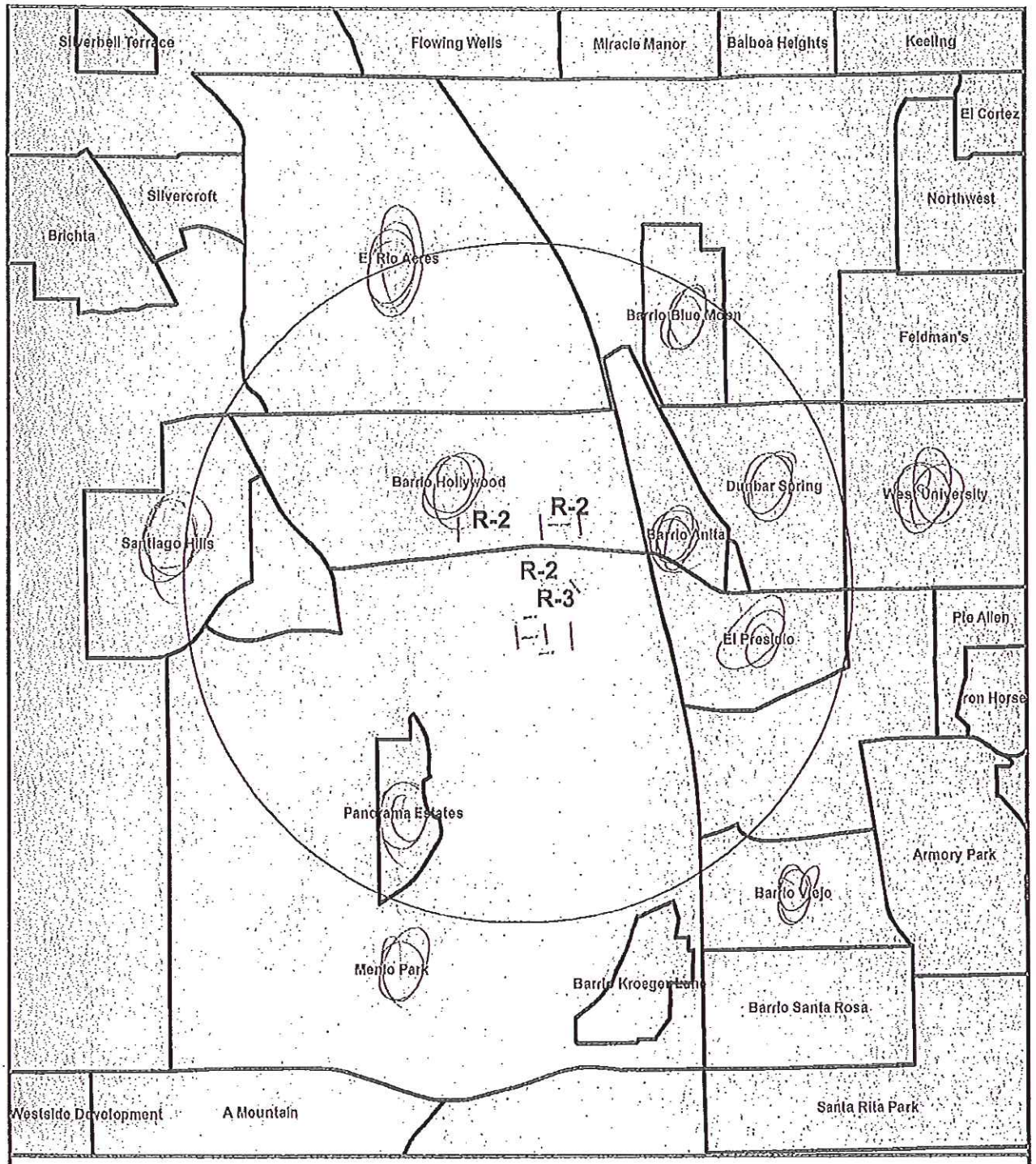
Address: 450 N. Grande Avenue
Base Maps: Sec.11 T.14 R.13
Ward: 1

0 150 300 Feet
1 Inch = 300 feet

N

created by: JR, 10/22/2013

Grande Avenue
Plan Amendment



Address: 450 N. Grande Avenue
Base Maps: Sec.11 T.14 R.13
Ward: 1

0600
Feet
1 Inch = 2,333.333333 feet

N

created by: JR, 10/22/2013

Jonathan Rothschild
Mayor
255 W. Alameda ST
Tucson, AZ 85701

Tina Gonzales
N.A.-Barrio Anita
855 N. Contzen
Tucson, AZ 85705

Lorranine Apolinar
N.A.-Barrio Blue Moon
664 W. Alto Pl.
Tucson, AZ 85705

Armida V. McKenna
N.A.-Barrio Hollywood
1019 W Ontario St.
Tucson, AZ 85745

Harrison T. Smith
N.A.-Dunbar Spring
819 N. 10th Ave.
Tucson, AZ 85705

Mary Jo Curtin
N.A.-El Presidio
233 N Main Ave
Tucson, AZ 85701

Elsa Ramos-Echeverria
N.A.-El Rio Acres
Tucson, AZ

Gilbert Fimbres
N.A.-Menlo Park
934 W. Grandview Ln.
Tucson, AZ 85745

Jane Shovlin
N.A.-Panorama Estates
160 S. Bella Vista Dr
Tucson, AZ 85745

Richard Mayers
N.A.-West University
PO Box 42825
Tucson, AZ 85733

Feliciano Leon
N.A.-Barrio Anita
772 N. Anita Ave
Tucson, AZ 85705

Bobbie Martinez
N.A.-Barrio Blue Moon
551 W Mabel St
Tucson, AZ 85705

Margaret McKenna
N.A.-Barrio Hollywood
1019 W Ontario St.
Tucson, AZ 85745

Pedro M Gonzales
N.A.-Barrio Viejo
423 S Elias
Tucson, AZ 85701

Sky Jacobs
N.A.-Dunbar Spring.
P.O. Box 508
Tucson, AZ 85702

Stephen Michael Rebro
N.A.-El Presidio
426 N Court Ave
Tucson, AZ 85701

Gene Einfrank
N.A.-Menlo Park
212 S. Avenida del Sembrador
Tucson, AZ 85745

Robin West
N.A.-Panorama Estates
224 S. Panorama Circle
Tucson, AZ 85745

Janice Hernandez
N.A.-Santiago Hills
Tucson, AZ

Chris Gans
N.A.-West University
P.O. Box 42825
Tucson, AZ 85733

Gracie N. Soto
N.A.-Barrio Anita
809 N. Anita Ave.
Tucson, AZ 85705

Jessica F. Brown
N.A.-Barrio Blue Moon
665 W. Alto Pl.
Tucson, AZ 85705

Joseph Cates
N.A.-Barrio Hollywood
1212 W Ontario St.
Tucson, AZ 85745

Letitia A Gonzales
N.A.-Barrio Viejo
423 S Elias
Tucson, AZ 85701

Eschelle English
N.A.-El Presidio
323 N Main
Tucson, AZ 85701

Eve Ryznal
N.A.-El Rio Acres
Tucson, AZ

Lorraine Bartlett
N.A.-Menlo Park
901 W. Clearwater Dr.
Tucson, AZ 85745

Mary Jo Ghory
N.A.-Panorama Estates
52 N Lazy Place
Tucson, AZ 85745

Melissa Miller
N.A.-Santiago Hills
1970 W Calle Niagara
Tucson, AZ 85745

Jim Glock
N.A.-West University
P.O. Box 42825
Tucson, AZ 85733

.16618324G
.YNX ASSOC LP DBA LYNX ASSOC LP
ATTN: TUCSON LYNX LLC LAWRENCE KADISH RE
135 JERICHO TURNPIKE
OLD WESTBURY NY 11568

11618432G
MENLO PARK SHOPPING CENTER COMPANY
ATTN: PAUL ASH MGMT CO LLC
3499 N CAMPBELL AVE STE 907
TUCSON AZ 85719

11618434A
ACA LTD PRTNRSHP 50% & KHOURY MICHAEL A
& CHARLOTTE D REVOC TR 50%
3787 LAKE MURRAY BLVD
SAN DIEGO CA 92119

11618330B
EMCO/RIO NUEVO LLC
410 N GRANDE AVE
TUCSON AZ 85745

11618324P
LANTANA TUCSON LLC
ATTN: NICOLOSI & FITCH INC
5501 N SWAN RD STE 100
TUCSON AZ 85718

11618432E
MENLO PARK SHOPPING CENTER COMPANY
ATTN: CHURCHS CHICKEN #689
1501 CORPORATE WAY STE 200
SACRAMENTO CA 95831

116193660
YOUNG WOMENS CHRISTIAN ASSN OF TUCSON
525 N BONITA AVE
TUCSON AZ 85745

116184350
CITY OF TUCSON
.. 00000

11618340A
MENLO PARK SHOPPING CENTER COMPANY
ATTN: PAUL ASH MANAGEMENT CO
3499 N CAMPBELL AVE STE 907
TUCSON AZ 85719

116183320
H & F RESOURCES LLC
PO BOX 31687
TUCSON AZ 85751

11619219B
NOSOTROS PROPERTIES INC
440 N GRANDE AVE
TUCSON AZ 85745

T13PRE0060 created 10/22/2013
Expires 12/22/2013

Regina Romero
Ward 1
940 W. Alameda St
Tucson, AZ 85745

Karin Uhlich
Ward 3
1510 East Grant Rd
Tucson, AZ 85719

Steve Kozachik
Ward 6
3202 E. 1st St
Tucson, AZ 85716

MEETING SIGN-IN SHEET

Meeting Location: 940 W Alameda St, Tucson, AZ
Meeting Date / Time: November 6, 2013 @ 6:00pm

NAME	ADDRESS	PHONE #
Mike Rebro	426 N Court, 85701	3938907
Susan Hutzler	5780 N Sumaya Cir 85741	884-8847
Gene Einfrank	212 S. Avenida del Sembrador	327-4749
PAUL M. FELIX	NUSOTROS	624-1023
Diana Rhoades	Ward 1 940 W. Alameda 85745	837-4263
Merrill Cornet Stars	P.O. 31627 Tu ~~[illegible]~~ 85751	991-5604
Elizabeth Beaulieu	6111 W St Mary's Rd Lantana Apts	577-9700
TODD SPENCER	11924 W FONTENELLE	940-1026

MEETING SUMMARY

Meeting Date / Time: November 6, 2013 @ 6:00pm
Meeting Location: Ward 1 Office – 940 W Alameda Street, Tucson, AZ 85745

Attendees: Mike Rebro, Susan Hutzler, Gene Einfrank, Paul Felix, Diana Rhoades, Bemis Construction, Elizabeth Beaulieu, Todd Spencer

Facilitated By: Todd Spencer, Ventana Capital Investments LLC

Topics Discussed:

- Introduction and personal background on Todd Spencer
- Project background and overview
- Benefits and distinctions of the project
- Review of Preliminary Development Plan (PDP) details, including:
    - Landscape and screening
    - Purpose of existing structure (Lobby and Club House)
    - Physical layout of RV sites and their features
- Review of proposed Rio Nuevo Plan Amendment changes to allow for RV Park usage
- Review of operational hours, staffing availability 24/7, and proposed price structure

Comments From Attendees:

- **Mike Rebro** – In light of Menlo Park's support of the project, he also supports the project and would like a PDF copy of the quick facts handout to send to his neighborhood association. Will circle back with Todd Spencer on any questions should they arise. Asked what the City could do to help support the project.

- **Paul Felix** – Asked how far an RV would extend from the gate toward Grande if the gate was closed during after-hours arrival. Todd Spencer shared that it depended on the length of the RV, however traffic flow considerations had been made and there was a center turn lane that would accommodate RVs who were waiting to turn in without impeding traffic. Mr. Felix asked that a review of gate position be considered relative to the depth of the RVs. Mr. Felix also asked if the office would be open 24/7. Todd Spencer responded that the office would hold daytime and evening hours typical of other similar businesses and that a 24/7 on-call number would be provided to support with guest needs or remotely open the automated gate to allow entry for overnight check-ins.

- **Diana Rhoades** – Asked what the maximum stay for RVs would be. Todd Spencer shared that 10 months would be the maximum length of stay as identified in the proposed plan amendment. Todd also shared that RV zoning would further prevent permanent residency. Diana proposed that the name of *Sentinel Peak RV* be considered for the development. Todd Spencer to review the feasibility of the name with a marketing consultant and verify that it does not conflict with another trademark of a same or similar name. Diana asked if this was the first public meeting, which Todd Spencer affirmed that it was, and Todd expanded to say that an additional public meeting would be held during the rezoning process in like manner. Diana shared some signage thoughts for consideration and provided a sample to Todd.

- **Susan Hutzler & Gene Einfrank** – Posed questions relating to the rates that the RV Park would charge once opened. Todd Spencer shared that a market study had been done and a blended rate of $45/night was typical for the surrounding RV Parks. For this development, we would start at a blended rate of $41/night across all space types and increase from there based on demand and market solidity. Susan Hutzler indicated that, as an avid RVer, she thought that rate was very reasonable and affordable for what the development offered in terms of its proximity to 4th Avenue and Downtown.

- **Susan Hutzler** – Expressed that there was nothing like this anywhere near Downtown or 4th Avenue and that the RV Park would have to take reservations because it would be booked constantly. Shared that seasonal visitors would find this location to be highly desirable. Glad to see full hookups and landscaping for each site which offered a "quality" versus "quantity" experience for RV Park guests.

- **Elizabeth Beaulieu** – Introduced herself after the meeting and represents the Lantana Apartments next door on behalf of Nicolosi & Fitch. She expressed that the owners were pleased to see something developing finally as the vacant property had been an eye sore. They liked the development concept. The topic of a shared wall agreement was broached and Elizabeth indicated that the wall was there when they built the complex (to the best of her knowledge) and that it was unclear who the owner of the wall was, however they would be open to considering a shared wall agreement as things progressed. Elizabeth shared with Todd that they were 96% occupied with a blended rate averaging at $580, which indicates great interest in the area and the RV Park project could benefit from that.

Meeting adjourned at 6:50pm.

4TH Avenue & Downtown RV Concept

The Vision
To provide upscale, family-friendly RV lodging that serves the 4th Avenue and Downtown entertainment and attractions area.

Our Goal
To attract both transient and destination visitor business and generate long-term jobs and new revenue for area businesses in excess of $2M per year.

Our Target Customer
Upscale motor coach and self-contained RV travelers who are seeking a family-friendly environment that is rich in activities, restaurants, and shopping for their stay in Tucson.

Distinctions & Benefits

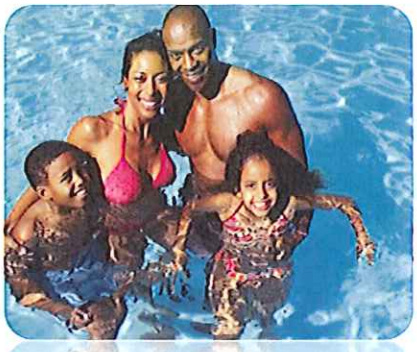
- Generates over $2M per year in new revenue for area businesses
- Provides a unique, family-friendly gateway for RV travelers to experience the best of Tucson
- It's a good neighbor that attracts good clientele
- Supports large, local events such as Gem Show, 4th Avenue Street Fair, and U of A theatrical and sporting events

We welcome your feedback.

Please contact Todd Spencer at:

(520) 495-0175

tspencer@ventana-capital.com



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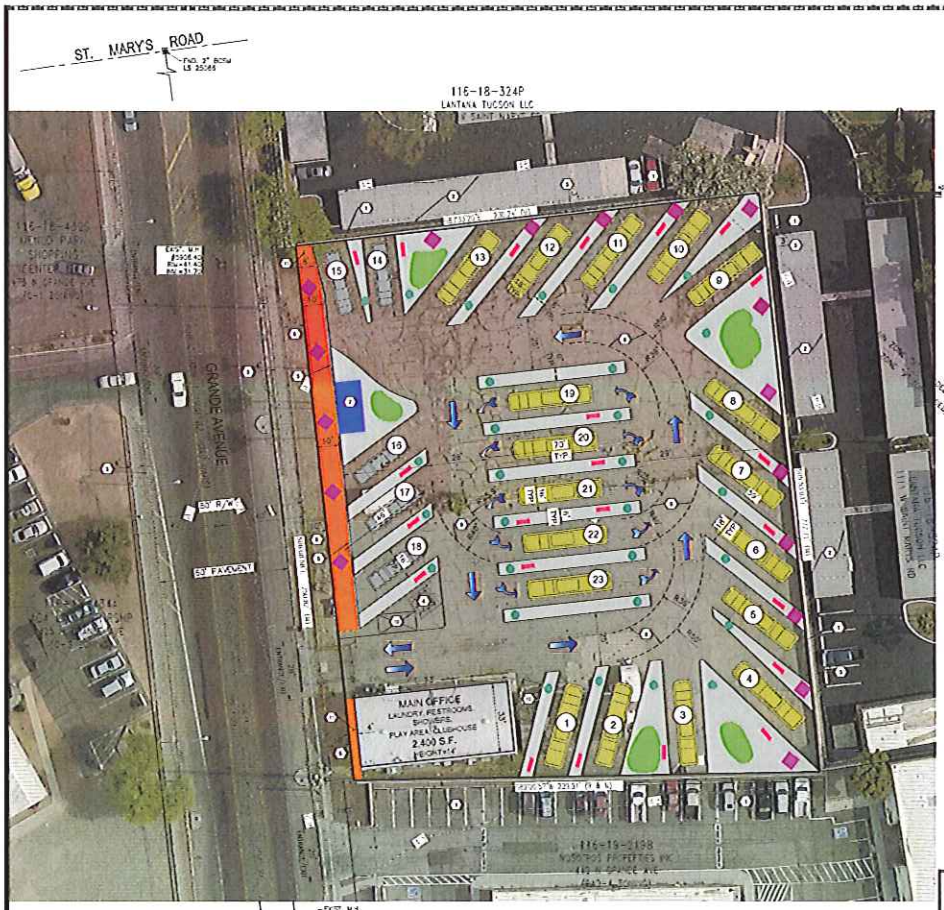
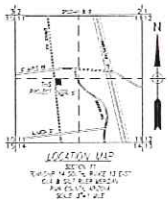


GRADING & DRAINAGE KEYNOTES

1. MIN. 6' HIGH SCREEN WALL
2. EXISTING COVERED PARKING AREA
3. EXISTING CONCRETE SIDEWALK
4. REFUSE COLLECTION LOCATION
5. 30" HIGH SCREEN HEDGE ALONG BACK OF LANDSCAPE BORDER
6. 10' RIGHT-OF-WAY TO BE DEDICATED TO CITY OF TUCSON BY SEPARATE INSTRUMENT
7. POOL AREA
8. EMERGENCY VEHICLE TURN RADIUS
9. MOTOR HOME TURN RADIUS (MIN DESIGN VEHICLE)
10. STANDARD 8'x18' CAR PARKING SPACE
11. REDUCED LANDSCAPE BUFFER YARD



NOTES:

1. PADS 1-15 ARE TO BE ACCESSED BY BACKING VEHICLE INTO PARKING AREA.
2. PADS 16-18 ARE TO ACCESSED BY DRIVING INTO, AND BACKING OUT OF PARKING AREA.
3. PADS 19-23 ARE DRIVE-THROUGH PADS, AND REQUIRE NO BACKING UP.

LEGEND

- ARTIFICIAL LAWN
- LANDSCAPE BUFFER YARD
- TREE IN 34 S.F. (MIN.) PLANTER
- POTTED OR PLANTED SHRUB
- LANDSCAPE GRAVEL
- WATER/SEWER/ELEC. SERVICE
- (19) RENTAL PAD FOR MOTOR HOME
- ONE-WAY DRIVE DIRECTION
- 8'x40' MOTOR HOME
- 8'x30' MOTOR HOME

SITE DATA:

PARCEL NO:	116-18-3320
OWNER:	H & F RESOURCES LLC
ADDRESS:	450 N GRANDE AVE
ZONING:	R-2
GROSS AREA:	1.3799 ACRES

C9-82-13
C9-73-53

PRELIMINARY DEVELOPMENT PLAN

23 PAD RV PARK AT 450 N. GRANDE AVENUE

A PORTION OF THE S.W. QUARTER SEC. 11, T. 14 E., R. 13 E. GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA

Engineering LLC

DESIGN BY: AJB
SCALE: 1"=20'
JOB NUMBER: 1
SHEET 01 OF 01
DATE: 10-23-13

Alternative Use: Residential (Apartments Preferred)

Proposed Zoning; R-3 Maximum Height: 30 feet for 70 percent of building roof area, 40 feet for the remainder only ifdispersed to achieve a variable skyline.

Other: All other development standards shall be per the City of Tucson *Land Use Code* Article 1, Division 17, C-2 (B-2A) Commercial (Business) Zone and conditions for approval.

Owner Participation: The owner of Parcel "A" is eligible for participation in the redevelopment of the project, subject to the rules and regulations promulgated by the City or the Redevelopment Entity.

2. Parcel "B" 5.5 acres
Principal Use: Commercial/Office (with preference for an office employment center for a single user, plus related office and financial uses).

Proposed Zoning: C-2 (B-2A) (and/or existing I-1 as appropriate)

Other: All other development standards shall be per the City of Tucson Land Use Code "C-2" (B-2A) Commercial (Business) Zone and conditions for approval.
Owner Participation: The owner of Parcel "B" is eligible for participation in the redevelopment of the project, subject to the rules and regulations promulgated by the City or the Redevelopment Entity.

3. **Parcel "C"** 1.4 acres

Principal Use: Existing Public Use (U.S. Government, General Services Administration)
Alternative Use: Shopping Center Related Commercial; Recreational Vehicle Park
Proposed Zoning: C-2 (B-2A) ; RV

Maximum Length of Stay for Recreational Vehicle Guests: 10 months

Maximum Number of RV Sites: 23

Landscaping: Special landscaping methods may be used along Grande Avenue and adjacent to any existing building(s) and may vary in depth.

Screening: Along the North, East, and South boundaries the allowable maximum height of screening shall be 15'. Possible screening types include, but are not limited to, corrugated steel.

Existing Structures & Features: Shall be allowed to remain and be repurposed for recreational vehicle park usage.

Other: All other development standards shall be per the City of Tucson Unified Development Code for "C-2" (B-2A) Commercial (Business) Zone or "RV" Recreational Vehicle Zone. Noise regulations shall be adhered to and quiet hours established from 10:00pm until 7:00am each night for recreational vehicle park usage.

MENLO PARK
TUCSON'S BIRTHPLACE

212 South Avenida del Sembrador – Tucson, Arizona 85745 – 520.971.2348

August 9, 2013

TO:
City of Tucson
Planning & Development Services

RE: Ventana Capital Investments LLC, RV Concept

This letter is to support Todd Spencer, representing Ventana Capital Investments LLC, in his efforts to develop a recreational vehicle park on north Grande Avenue south of St. Mary's Road.

Mr. Spencer met with me at the proposed site to discuss his proposal and was subsequently invited to attend a Menlo Park Neighborhood Association (MPNA) meeting on August 9, 2013 to present his concept for the park and to answer questions posed by the membership.

Following a thorough discussion, a motion was made to approve Mr. Spencer's concept on the condition that he keeps Menlo Park apprised of his plans for the development, with a particular focus on elements of sustainability, landscape, landscape buffers, vegetation and the rules/guidelines to be implemented for day-to-day operations. The motion was seconded and approved unanimously.

Feel free to contact MPNA with any questions you may have.

Sincerely,

Gene Einfrank, president
Menlo Park Neighborhood Association
gene.einfrank@gmail.com

Proposed Zoning; R-3 Maximum Height: 30 feet for 70 percent of building roof area, 40 feet for the remainder only if dispersed to achieve a variable skyline.

Other: All other development standards shall be per the City of Tucson *Land Use Code* Article 1, Division 17, C-2 (B-2A) Commercial (Business) Zone and conditions for approval.

Owner Participation: The owner of Parcel "A" is eligible for participation in the redevelopment of the project, subject to the rules and regulations promulgated by the City or the Redevelopment Entity.

2. **Parcel "B"** 5.5 acres

Principal Use: Commercial/Office (with preference for an office employment center for a single user, plus related office and financial uses).

Proposed Zoning: C-2 (B-2A) (and/or existing I-1 as appropriate)

Other: All other development standards shall be per the City of Tucson *Land Use Code* "C-2" (B-2A) Commercial (Business) Zone and conditions for approval.

Owner Participation: The owner of Parcel "B" is eligible for participation in the redevelopment of the project, subject to the rules and regulations promulgated by the City or the Redevelopment Entity.

3. **Parcel "C"** 1.3 acres (*Proposed changes in yellow)

Principal Uses: Existing Public Use (U.S. Government, General Services Administration)

Alternative Uses: Shopping Center Related Commercial; Recreational Vehicle Park

Proposed Zoning: C-2 (B2-A); RV

RV Development Standards:
1) Maximum length of stay for Recreational Vehicle Park Guests – 10 months
2) Maximum number of Recreational Vehicle Park Sites: 23
3) Existing structures and features may be allowed to remain and repurposed for Recreational Vehicle Park usage
4) Noise regulations shall be adhered to and quiet hours established from 10:00 p.m. until 7:00 a.m. - All Days of the Week.

Other: All other development standards shall be per the City of Tucson Unified Development Code for "C-2" (B-2A) Commercial Zone and "RV" Recreational Vehicle Zone.

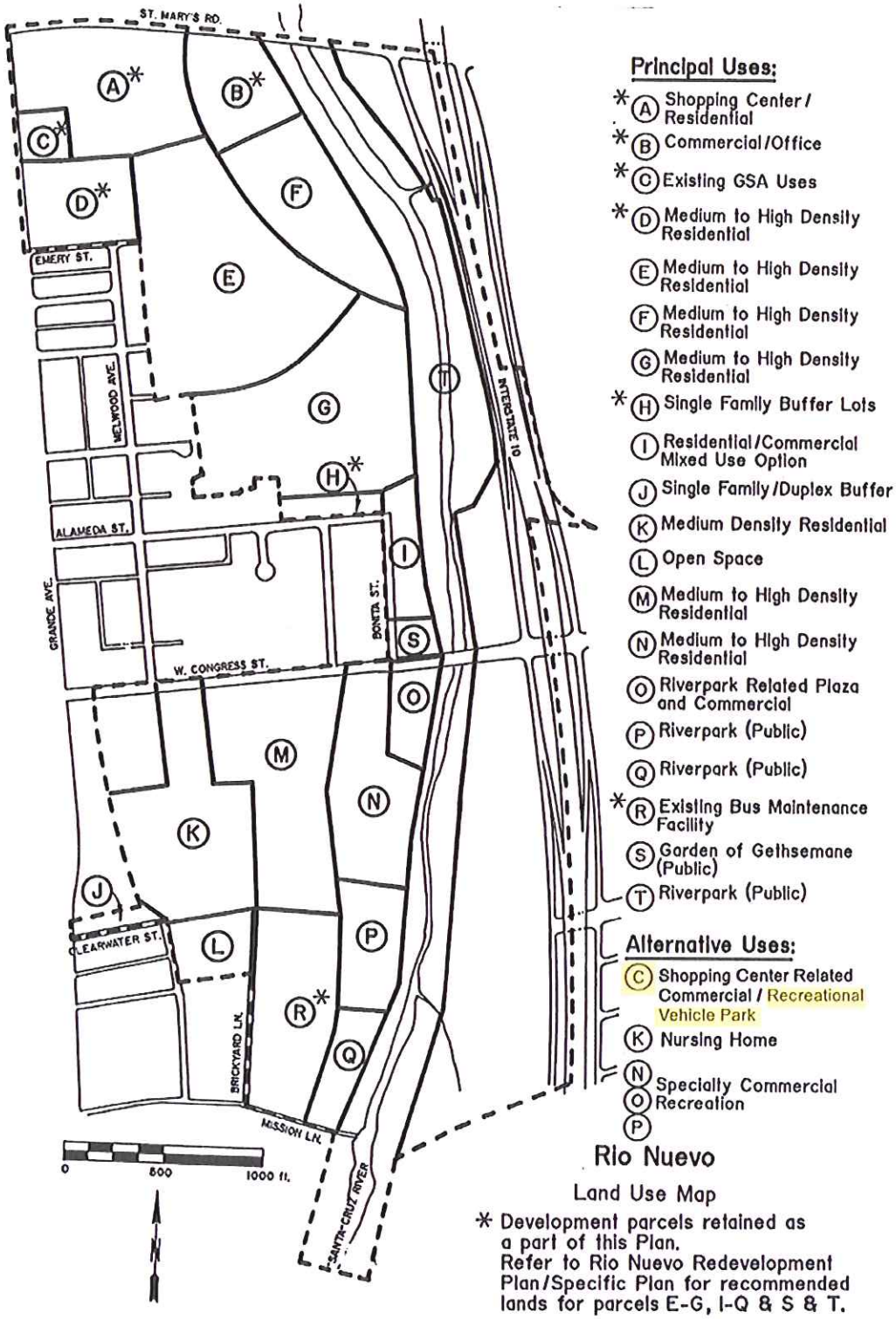

ST. MARY'S RD.
EMERY ST.
MELWOOD AVE.
ALAMEDA ST.
GRANDE AVE.
W. CONGRESS ST.
BONITA ST.
INTERSTATE 10
CLEARWATER ST.
BRICKYARD LN.
MISSION LN.
SANTA CRUZ RIVER
0
500
1000 ft.
N
Principal Uses:
*(A) Shopping Center / Residential
*(B) Commercial/Office
*(C) Existing GSA Uses
*(D) Medium to High Density Residential
(E) Medium to High Density Residential
(F) Medium to High Density Residential
(G) Medium to High Density Residential
*(H) Single Family Buffer Lots
(I) Residential/Commercial Mixed Use Option
(J) Single Family/Duplex Buffer
(K) Medium Density Residential
(L) Open Space
(M) Medium to High Density Residential
(N) Medium to High Density Residential
(O) Riverpark Related Plaza and Commercial
(P) Riverpark (Public)
(Q) Riverpark (Public)
*(R) Existing Bus Maintenance Facility
(S) Garden of Gethsemane (Public)
(T) Riverpark (Public)
Alternative Uses:
(C) Shopping Center Related Commercial / Recreational Vehicle Park
(K) Nursing Home
(N) (O) (P) Specialty Commercial Recreation
Rio Nuevo
Land Use Map
* Development parcels retained as a part of this Plan. Refer to Rio Nuevo Redevelopment Plan/Specific Plan for recommended lands for parcels E-G, I-Q & S & T.

Exhibit "C"