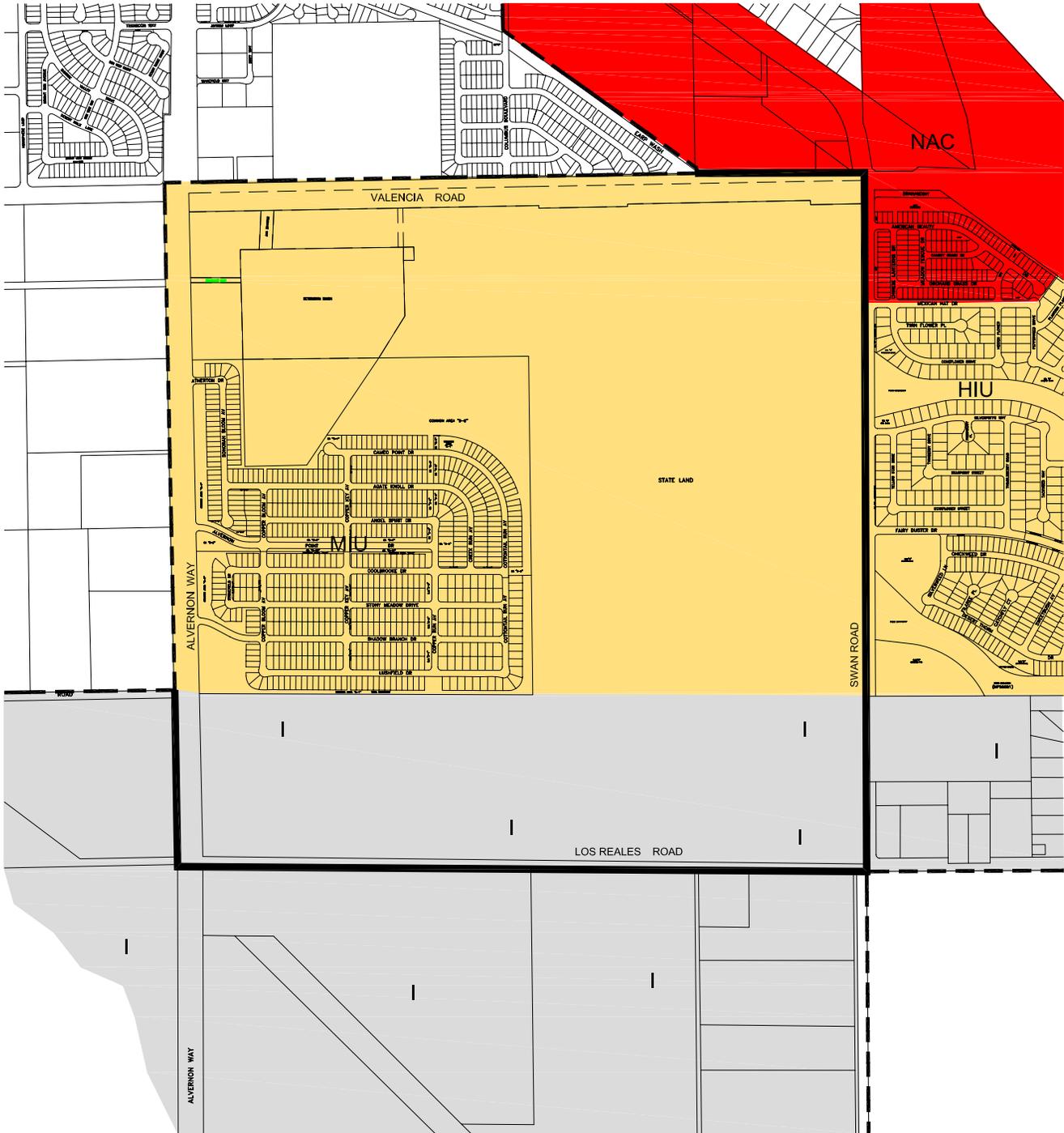


Pima County Comprehensive Plan Valencia/Alvernon



- Tucson City Limits
- Amendment Boundary

Valencia/Alvernon
Rincon Southeast Subregional Plan Amendment
Pima County Comprehensive Plan
Map with Land Use Categories

This map shows the potential rezoning categories (land use zones), supported by the Pima County jurisdiction and the current Pima County Comprehensive Plan.

The proposed Map Detail area is located south of Valencia Road, east of Alvernon Way, north of Los Reales Road, and west of the Swan Road alignment. Currently the Pima County Comprehensive Plan supports High Intensity Urban residential uses within the vacant State Land site, supports Medium Intensity Urban residential uses within the Valencia Reserve site (area currently under residential development) and Industrial land uses within the grey area shown along Los Reales, from Alvernon Way to the Swan Road alignment.

See pages below for additional information on these land use categories.

5. **High Intensity Urban**

- a. **Purpose:** To designate areas for a mix of high-density housing types and other compatible uses.
- b. **Objective:** These areas have direct access to major transportation corridors and are within walking or bicycling distance from major commercial services and employment centers.
- c. **Residential Gross Density:** Only land area planned for residential use, or natural or cluster open space areas (see Glossary) may be included in gross density calculations. The range of residential gross density allowed is:
 - 1) Minimum - (none)
 - 2) Maximum - 44 RAC
- d. **Zoning Districts:** The following zoning districts may be applied for under this intensity category unless restricted by Special Area use or density policies:
 - 1) RX-2 Residence Zone
 - 2) R-1 Residence Zone
 - 3) R-2 Residence Zone
 - 4) R-3 Residence Zone
 - 5) MH-1 Mobile Home Zone
 - 6) MH-2 Mobile Home Zone
 - 7) O-1 Office Zone
 - 8) O-2 Office Zone
 - 9) RV Recreational Vehicle Park Zone
 - 10) P-I Park Industrial Zone
 - 11) Planned Area Development Zone

7. Medium Intensity Urban

- a. Purpose:** To designate areas for a mix of medium-density housing types and other compatible uses.
- b. Objective:** These areas provide an opportunity for a variety of residential types, including cluster option developments and single-family attached dwellings. Special attention should be given in site design to assure that uses are compatible with adjacent lower-density residential uses.
- c. Residential Gross Density:** Only land area planned for residential use, or natural or cluster open space areas (see Glossary) may be included in gross density calculations. The range of residential gross density allowed is:
 - 1) Minimum - (none)
 - 2) Maximum - 10 RAC
- d. Zoning Districts:** The following zoning districts may be applied for under this intensity category unless restricted by Special Area use or density policies:
 - 1) RX-1 Residence Zone
 - 2) RX-2 Residence Zone
 - 3) R-1 Residence Zone
 - 4) R-2 Residence Zone
 - 5) MH-1 Mobile Home Zone
 - 6) MH-2 Mobile Home Zone
 - 7) O-1 Office Zone
 - 8) O-2 Office Zone
 - 9) Planned Area Development Zone

1. Urban Industrial

- a. Purpose:** To designate adequate areas for industrial uses that, if properly located and regulated, are compatible with certain types of commercial activities, but generally incompatible with residential uses.
- b. Zoning Districts:** The following zoning districts may be applied for under this intensity category unless restricted by Special Area use or density policies:
 - 1) C-1 Commercial Zone
 - 2) C-2 Commercial Zone
 - 3) C-3 Commercial Zone
 - 4) P-I Park Industrial Zone
 - 5) I-1 Light Industrial
 - 6) I-2 Heavy Industrial, except Special Exception Land Uses requiring Mayor and Council approval
 - 7) Planned Area Development Zone