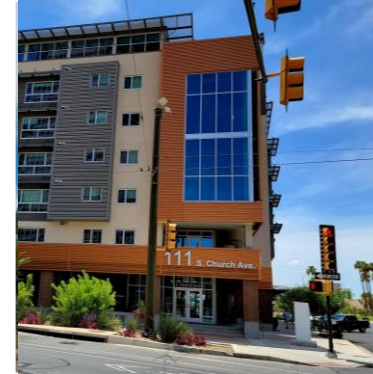




# Menlo Park Neighborhood Plan

Land Use Framework  
Westside Properties  
Phase 1, Session 1  
July 2022



# Neighborhood Plan Elements

# Menlo Park Neighborhood Plan

## Neighborhood Plan Elements

### Major Neighborhood Plan Elements

- **Land Use (today's focus)**
- Economic Development
- Housing
- Heritage, Historic Preservation
- Transportation, Connectivity, Mobility
- Parks, Recreation, Open Space, Environment



# Land Use Framework Process

# Menlo Park Neighborhood Plan

## Land Use Framework Process

### Proposed Planning and Outreach Process for Westside Properties

**Approach:** Process starts and ends with Menlo Park Neighborhood Plan Steering Committee/Menlo Park Neighborhood Associations, including residents, businesses, organizations within neighborhood, with opportunity for meaningful involvement from the general public, citywide stakeholders and property owners.



- **SC Session 1:** Zoning, Rezoning, Variances, PADs, and Overlays
- **SC Session 2:** Current and Previous Planning Efforts

July-August 2022

# Menlo Park Neighborhood Plan

## Land Use Framework: Phase 1, Session 1

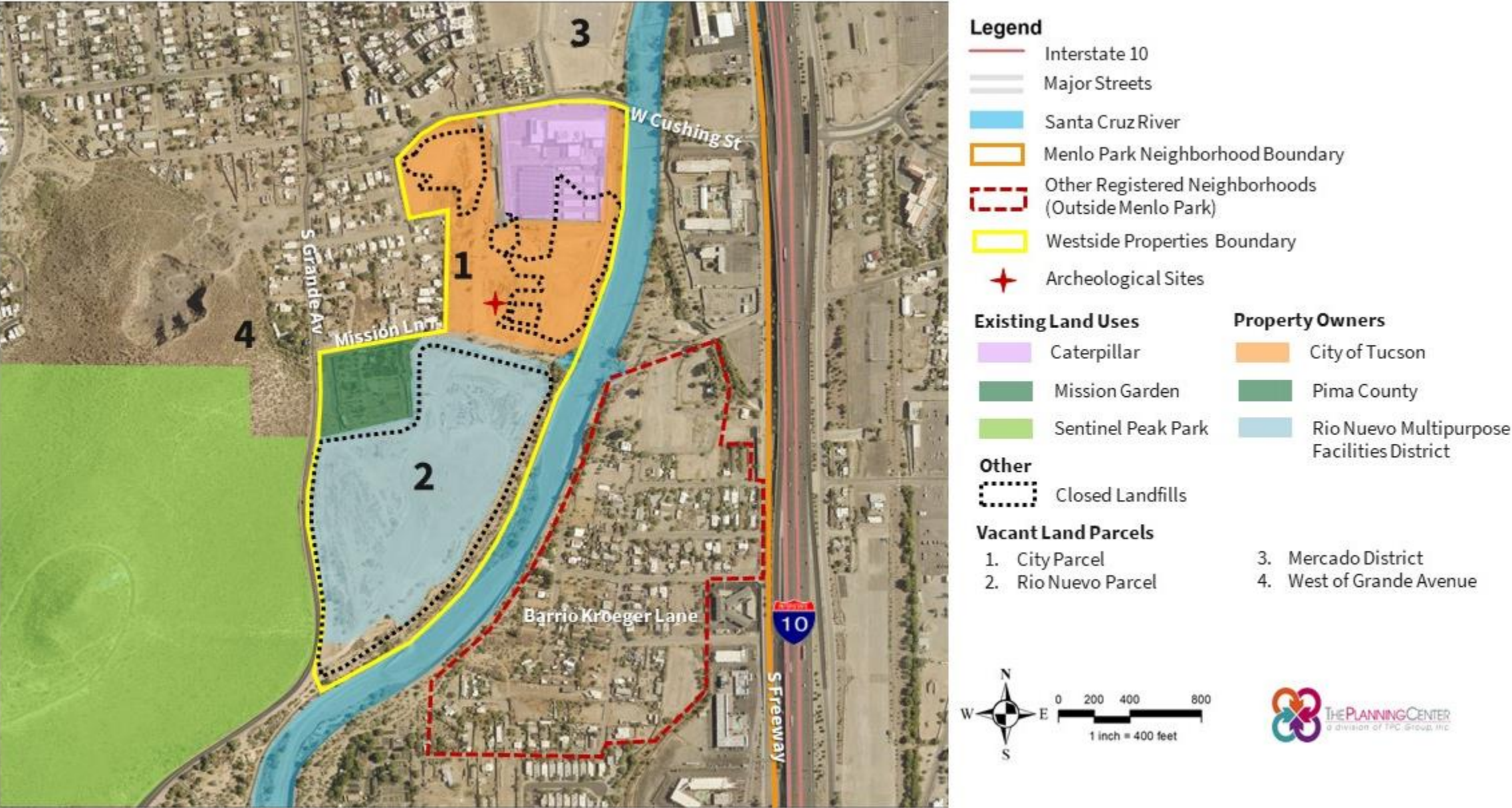
### **Session 1 Content:**

#### **Review:**

- Location/Boundaries of Westside Properties
- Current Ownership/Status of Properties
- Physical Conditions (landfill contamination and implications in terms of development)
- Current Codes and Regulations Applicable to Sites
- Introduction to the Rezoning Process and Role the Neighborhood Plan Could/Would Play in this Process



# Westside Properties Boundary, Current Ownership, and Physical Conditions



# Exercise 1



# Menlo Park Neighborhood Plan

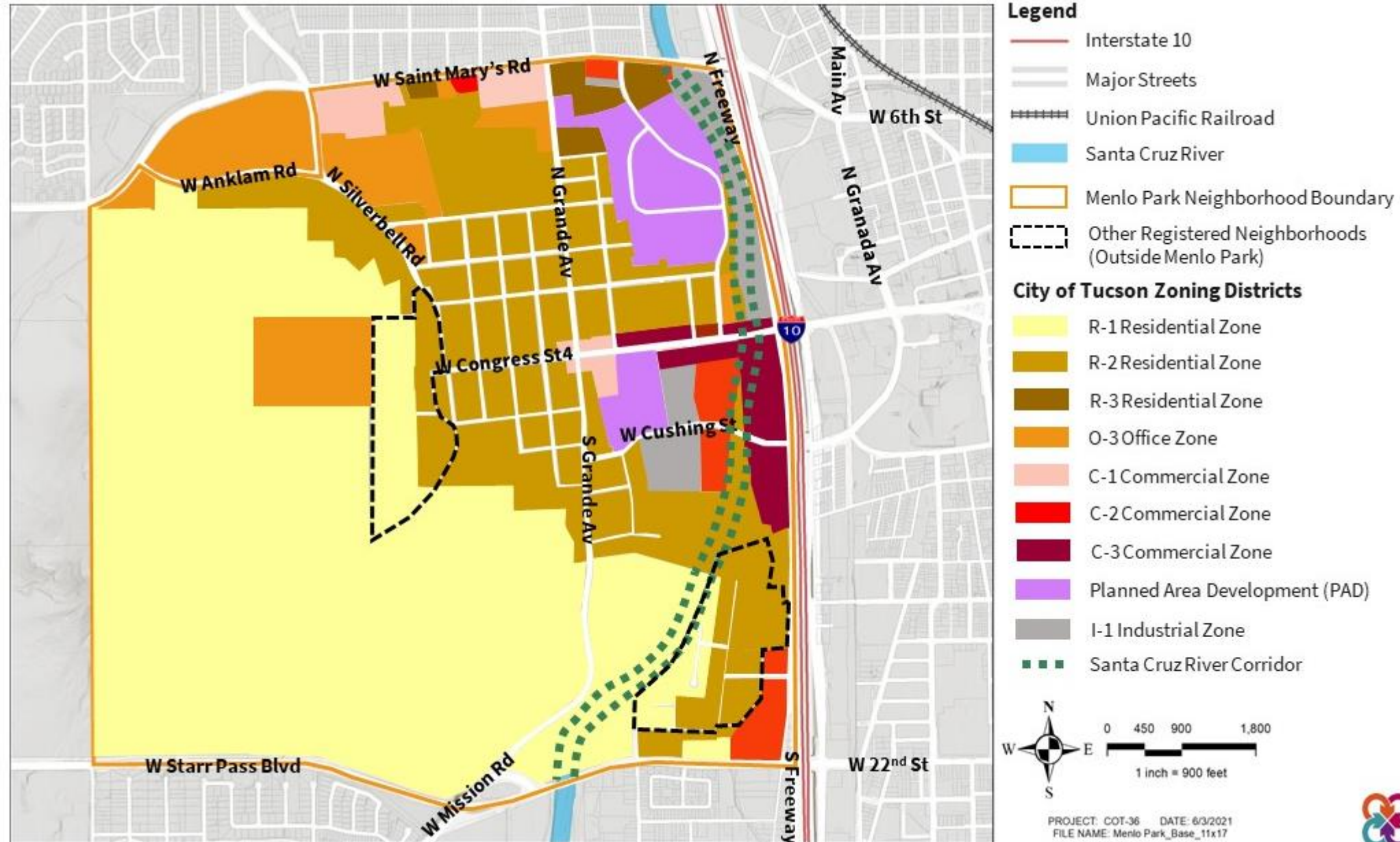
## Land Use Framework: Phase 1, Session 1

### Current Status of Westside Properties

- City Property: Ongoing discussion between City leadership and the tribes to ensure their vision is represented in conversations about the future of the Tucson Origins site.
- Rio Nuevo Property: Developer interest.

# Current Codes and Regulations Applicable to Properties

# Zoning



# Menlo Park Neighborhood Plan

## Zoning

### Important Definitions for This Session

- **Zone or Zoning District:** the City is divided into different zones or zoning districts, such as residential (R-1, R-2), commercial (C-1, C-2), and industrial (I-1, I-2).
- **Official Zoning Map:** Zoning districts are depicted in the City's adopted Official Zoning Map available at the City of Tucson GIS [MapTucson](#).
- **Primary Uses:** The uses permitted by right in a specific zoning district (for example, R-2 permits multi-family residential as a primary use).



# Menlo Park Neighborhood Plan

## Zoning

### Important Definitions for this Session

- **Entitled Land** is land that has all required City permissions to be developed for the specific uses permitted by the underlying zoning district. Proposed development that conforms to the uses permitted in the zoning district is permitted by right and can proceed without public input.

# Exercise 2: Zoning

# Rezoning Process Overview

# Menlo Park Neighborhood Plan

## Rezoning and Variance

### Important Definitions for This Session

- **Rezoning** is the legal process of changing a property's zoning district ( e.g., commercial, residential, industrial, agricultural, and sub-districts within each) to a different district with regulations permitting the applicant's desired use.
- **A Zoning Variance** waives certain restrictions on the property while keeping its existing zoning.



# Menlo Park Neighborhood Plan

## Rezoning Process

### What is a Rezoning?

- A rezoning is a public process that changes the zoning of a particular property or group of properties.
- A change in zoning will typically affect the uses allowed, the density of a residential development, or the intensity of a commercial development.
- It typically takes 5-7 months to process a standard rezoning if there are no unusual issues or complications.
- The rezoning process includes opportunities for neighborhood input at neighborhood meeting and public hearings.
- Rezoning must be in compliance with the land use policies of any adopted area or neighborhood plans

# Menlo Park Neighborhood Plan

## City of Tucson Rezoning Process



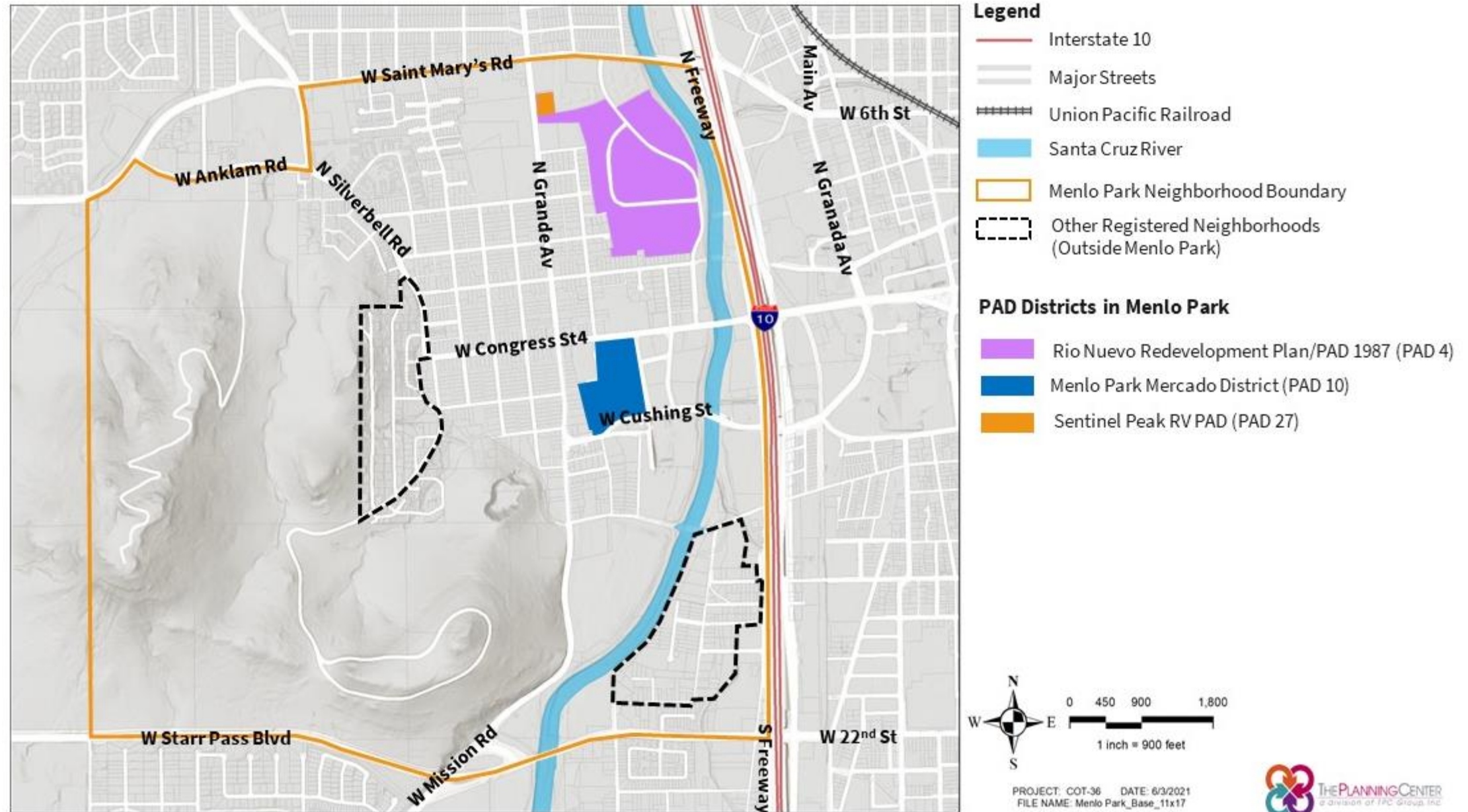
# Menlo Park Neighborhood Plan

## Rezoning Process

### What Are the Common Reasons for Rezoning?

- Underlying zoning does not allow the proposed land use.
- Dimensions of proposed project are not allowed. (Examples of dimensions: building height and size of lot.)
- Density of proposed project is not allowed. (Density refers to the number of units allowed per acre.)

# Planned Area Developments (PADs) in Menlo Park

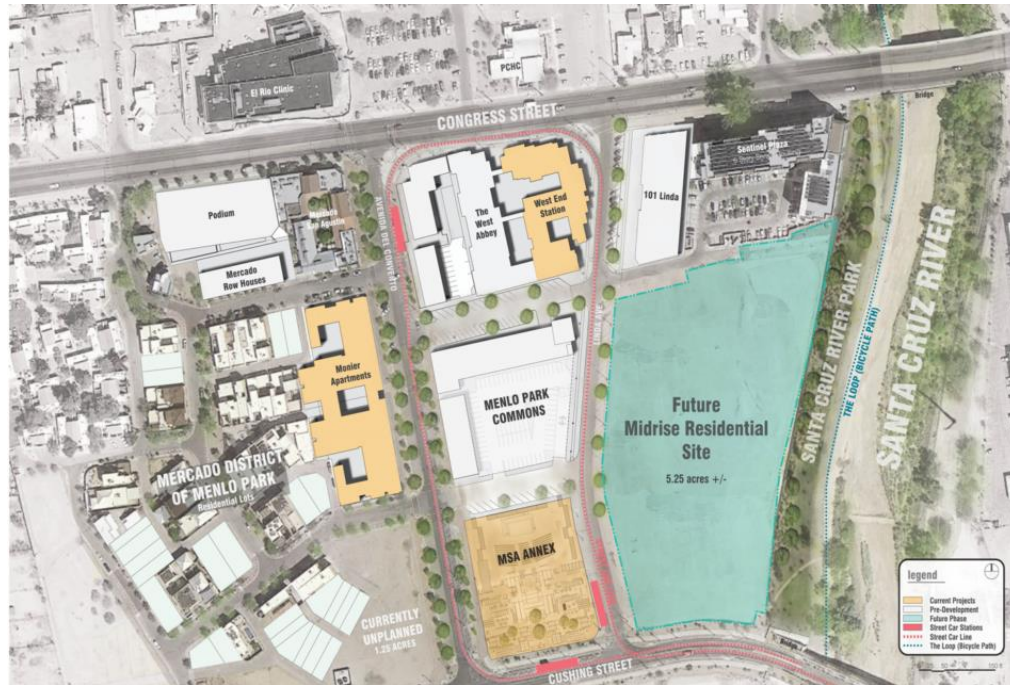




# Menlo Park Neighborhood Plan

## Planned Area Development (PAD)

### What Is a PAD?



*Menlo Park Mercado District PAD*

- A PAD is a zoning option that property owners and developers may choose to allow greater flexibility in uses and development form than standard zones.
- PADs help preserve quality of life by including conditions to minimize adverse impacts on surrounding areas.
- Examples of projects that have utilized the PAD option include hospital campuses, major retail and office centers, and mixed-use developments.

# Menlo Park Neighborhood Plan

## Planned Area Development (PAD)

### What Is the Difference Between a PAD and a Rezoning?



*Menlo Park Mercado District PAD*

- A PAD is a type of rezoning that allows flexible regulations tailored to a specific site.
- A PAD undergoes a more thorough review process, including a pre-application PAD review with PDSD staff prior to a rezoning submittal.
- A PAD may have land use regulations that are different from the zoning regulations in the Unified Development Code (UDC) or other zoning districts

# Menlo Park Neighborhood Plan

## Overlay Zones

### What Is an Overlay Zone?

- Overlay zones are used to apply area-specific standards and/or conditions.
- A base zoning district (such as residential or mixed-use) determines the types of uses permitted and the minimum dimensional requirements of lots and buildings.
- An overlay district (or overlay zone) applies an additional layer of standards to all areas within a defined overlay boundary, regardless of the underlying base zoning district.

# Menlo Park Neighborhood Plan

## Overlay Zones

### Overlay Zones in Menlo Park Include:

- Rio Nuevo Area (RNA) Overlay Zone
- The Infill Incentive District Overlay Zone (IID)
  - ✓ Greater Infill Incentive Subdistrict (GIIS) – Impacts Menlo Park
  - ✓ Downtown Core Subdistrict (DCS) – Impacts Menlo Park
- The Hillside Development (HDZ) Overlay Zone



# Rio Nuevo Area (RNA) Overlay Zone



# Menlo Park Neighborhood Plan

## Overlay Zones

### Rio Nuevo Area (RNA) - Mandatory

#### Section 5.12.7 of the City of Tucson Unified Development Code (UDC)

The Rio Nuevo Area (RNA) is a subdistrict of the Infill Incentive District (IID). The Rio Nuevo Area generally covers the downtown core and establishes design standards that **must be met** by all new development in this district. Projects that do not opt in to the IID zoning option must still meet Rio Nuevo design standards and go through a design and historic review process.

# Menlo Park Neighborhood Plan

## Overlay Zones

### What is the Purpose of the Rio Nuevo Area (RNA)?



*The City Citizens Hotel*

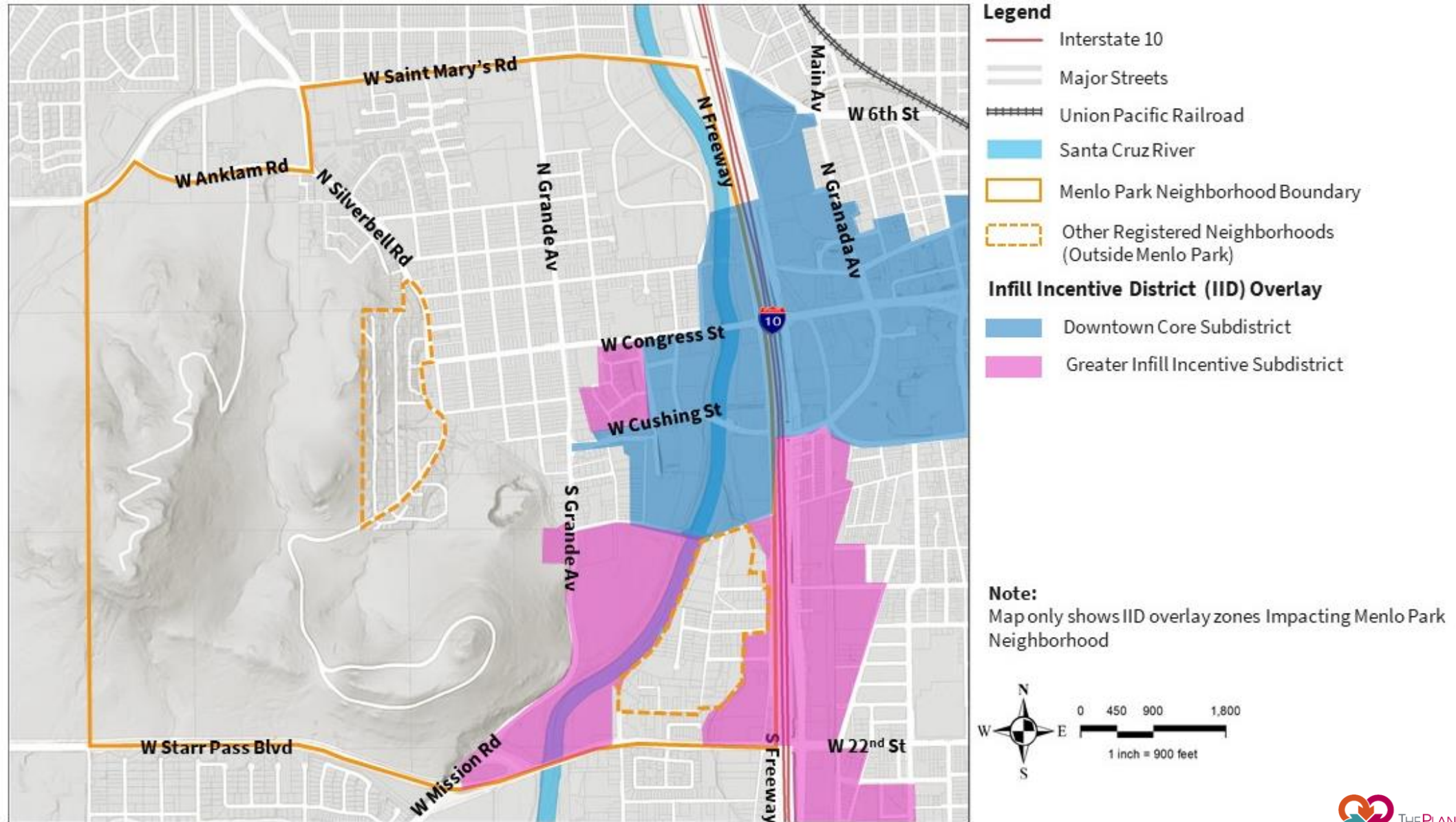
#### Section 5.12.7 of the City of Tucson Unified Development Code (UDC)

The purpose of the RNA is to implement the policies of the City's General Plan, with special emphasis on creating and enhancing the Downtown pedestrian environment that celebrates Tucson's rich historic, cultural, and artistic heritage.

The design principles, categories, and standards of the RNA support quality development to enliven and revitalize Tucson's Downtown area.



# Downtown Infill Incentive District (IID) Overlay Zone



# Menlo Park Neighborhood Plan

## Overlay Zones

### Who Is Involved in the RNA Review?

#### Section 5.12.7 of the City of Tucson Unified Development Code (UDC)

- The Design Review Board (DRB) reviews for RNA design standards.
- The Tucson-Pima County Historical Commission (TPCHC) Plans Review Subcommittee (PRS) reviews for compatibility with eligible or listed structures and the US Secretary of the Interior's Standards for the Treatment of Historic Properties.

# Menlo Park Neighborhood Plan

## Overlay Zones

### **Downtown Infill Incentive District (IID) Overlay Zone - Optional**

- The Downtown Area Infill Incentive District (IID) is an overlay zone with a zoning option that allows certain development regulations to be modified and considered administratively in exchange for compliance with certain pedestrian-oriented and transit-oriented design standards provided in Sec. 5.12 of the Unified Development Code (UDC).
- Compliance with the IID Plan is only required when an application is using the IID zoning option or when complying with the mandatory Rio Nuevo Area and applying the underlying zoning.



# Menlo Park Neighborhood Plan

## Overlay Zones

### **What is the Purpose of the Downtown Infill Incentive District (IID)?**

- The purpose of the IID is to facilitate and encourage sustainable infill development.
- The IID includes three subdistricts:
  - ✓ Greater Infill Incentive Subdistrict (GIIS) – Impacts Menlo Park
  - ✓ Downtown Core Subdistrict (DCS) – Impacts Menlo Park
  - ✓ Downtown Links Subdistrict (DLS) – Does Not Impact Menlo Park

# Menlo Park Neighborhood Plan

## Overlay Zones

### What Development Regulations can be Modified by the IID?

- Examples of development regulations that may be modified include:
  - ✓ building height,
  - ✓ perimeter yard,
  - ✓ bicycle and vehicle parking,
  - ✓ off-street loading,
  - ✓ solid waste collection, and
  - ✓ landscaping and screening.
- Specifically, the development regulations in UDC Article 6: Dimensional Standards and Measurements, and Article 7: Development Standards may be modified.

# Exercise 3

# Next Session Topics

# Menlo Park Neighborhood Plan

## Land Use Framework: Phase 1

### Upcoming Session 2 Topics

Current and Previous Planning Efforts:

#### Current Planning Efforts:

- What We Heard: Survey, Comment Cards, Community Conversations, and Workshop Results (Housing, Economic Development, Heritage and Historic Preservation, Parks, Recreation, Open Space and Environment, etc.)
- Current Adopted City of Tucson Plans
- Economic Development Tools (Tax Increment Financing (TIF), Government Property Lease Excise Tax (GPLET), Rent-To-Own Housing Programs, Other).

#### Previous Planning Efforts:

- University of Arizona Science Center, Arizona State Museum, Historical Society Building, Tucson Origins Heritage Park, Other.

Thank You!