

MEMORANDUM

DATE:	April 21, 2025	CASE NO:	COT-53
TO:	John Beall – Entitlements Section Manager		
FROM:	Lexy Wellott, AICP – Principal, The Planning Center		
SUBJECT:	Brief Overview of Amendments to the Los Reales PAD		

This memorandum provides a brief overview of the changes to the Los Reales PAD as part of the PAD amendment for the Los Reales Sustainability Campus PAD.

Introduction

- Rewritten to incorporate the vision of the future for the Los Reales landfill and the proposed amendment to the PAD. Incorporated discussion of new city plans and ordinances.
- Updated project location map

Site Inventory/Analysis

- Revised to include parcels added to PAD boundary and to reflect the current conditions of the site and surrounding area.
- Revised exhibits include zoning, roadways, open space and recreation, community and cultural resources, sewer network, topography, vegetation and wildlife, and site photos and site photo location key.

PAD Proposal

- Streamlined PAD districts to reflect the vision for LRSC and established conceptual activity areas within the campus district. The following demonstrates how the land uses originally proposed translate into those that are proposed.



Original PAD District	New PAD Activity Area within the Sustainability Campus District
<p><i>Waste Disposal District</i> - Encompassed the existing and future landfill footprint, along with a buffer providing access to the landfill and separation from adjacent uses. Uses may include: green waste storage and processing, composting, material recovery facility, cottage industries, shopping cart storage, material storage/stockpiling, landfill equipment maintenance, truck wash and container storage.</p>	<p><i>Waste Reclamation Activity Area</i> - Is the hub for managing waste and resources, catering to the community's waste disposal needs while adhering to sustainable practices. As the future waste disposal needs of the community are unknown, the boundaries of this planning area are conceptual and may need to be expanded or contracted to continue as the primary function of the LRSC. It houses various facilities, including landfill cells for waste disposal, administrative and operational support structures, weigh scales, and material recovery zones for salvaging valuable resources. This activity area also features composting areas, facilities for processing organic waste, and innovative systems to harness methane gas for energy recovery.</p>
<p><i>Community Resource Center District (CRCD)</i> - The CRCD provided for improvements to manage traffic and the handling of waste at the facility including the re-alignment of Los Reales Road, a gated landfill entrance, a scalehouse pavilion, a rest area pavilion, a truck wash facility and an administrative office for the City's Environmental Services. The CRCD also provided a comprehensive range of facilities to promote recycling and reuse of waste and enhance environmental awareness. These facilities included a drop-off pavilion for recyclables, a drop-off pavilion for household hazardous waste and other "orphan" materials such as electronics, a drop-off pavilion for tires and appliances, a self-haul convenience center for residents to drop off household waste and green waste, cottage industries and a learning center.</p>	<p><i>Community Resources Activity Areas</i> - Intended to serve as a vibrant platform within the LRSC, fostering public engagement and education about sustainable practices and effective waste management. These activity areas are dedicated to providing valuable opportunities for the community to learn and connect with the principles upheld by the LRSC. Anchored by an education resource center and a tree-growing center, the Community Resources Activity Areas offer an immersive experience that enlightens visitors about LRSC's mission, the City's ongoing sustainability program and initiatives, and the nuances of effective waste management practices.</p> <p><i>Eco-Commerce Activity Areas</i> - Serves as a conduit for commerce by providing shovel-ready opportunities for compatible businesses such as solid waste/resource management companies, re-use stores (e.g., Habitat for Humanity's HabiStore or ReStore), and material processing/manufacturing facilities, to co-locate within the campus. This activity area also provides opportunities for resource recovery operations and other ancillary support facilities and highlights the LRSC's role as a progressive community asset where businesses can thrive.</p>



<p>Stormwater and Ancillary Uses District - The Stormwater and Ancillary Uses District provides key support functions to the operation of the Los Reales Landfill and CRC including stormwater management structures, access roads, environmental monitoring systems, soil borrow pit, landfill equipment maintenance shop, waste container and collection vehicle storage, shopping cart storage, material stockpiling (no stockpiling will occur within the regulatory floodplain), processing areas for green wastes and other materials, composting, truck wash, material recovery facility and cottage industries.</p>	<p>No comparable area within the new PAD. The general functions of this district are able to occur throughout most of the site with the Community Resources and Eco-Commerce activity areas facilitating many of the non-infrastructure uses suggested.</p>
<p>Open Space District - This District preserves a significant area of the property as natural, open space (NOS) and will meet the 30 percent set aside required by the Tucson Native Plant Preservation Ordinance, as modified in this document (see Section C-7.a). This District also features extensive landscaping along the property's eastern and northern borders where residential land uses exist or are planned. In addition to the open space uses, other uses are allowed in this District.</p>	<p>Open Space + Recreation District - Contains areas that provide a vital function to the community through the preservation of critical floodplains and riparian habitat and active/passive recreation provisions. Recognizing that various residential neighborhoods border LRSC to the east, the Open Space + Recreation District provides a substantial buffer from landfill and waste reclamation operations while providing active and passive recreation facilities, including natural trails, multi-use paths, and a large community recreation area</p>
<p>Reserved District - Designed to allow the Environmental Services to work with other City of Tucson departments in providing utility services to area residents. The intent of this District is to provide Tucson Water with adequate area to build a water reservoir and provide connections with nearby water lines.</p>	<p>Has been incorporated into the Eco-Commerce Activity Area to allow for a greater range of land uses while still allowing for necessary Tucson Water infrastructure.</p>

Development Regulations

- Updated development regulations to reflect provisions of the Unified Development Code as opposed to the Land Use Code.
- Incorporated additional permitted uses, such as composting, which was previously prohibited, as well as other previously approved administrative amendments to the PAD.
- Maximum building height was increased from 40 Feet to 140 Feet within the Sustainability Campus District to align with the underlying zoning and surrounding industrial-zoned properties and to encompass the height of the landfill, methane flare, and other potential equipment.
- Maximum building height was decreased in the Open Space + Recreation District from 40 feet to 30 feet.



- Minimum perimeter yards were established within both districts, including a minimum perimeter of 480 feet for any development adjacent to residential zones less intense than the R-1 Zone within the Open Space + Recreation District.
- Revised the landscape borders and screening standards to more closely align with the standards of the Unified Development Code and capital improvement plans that are currently under review.
- Included provisions for trails to be provided within open space and landscape borders.
- Updated drainage requirements to reflect capital improvement plans currently under review.
- Revised Motor Vehicle and Bicycle Parking to defer to the applicable section of the UDC.
- Removed the Mitigation of Visual Impacts section and associated proposals for grading and revegetating the capped areas of the landfill.
- Modified Implementation to include additional administrative amendment processes to provide flexibility as the vision for LRSC evolves.

