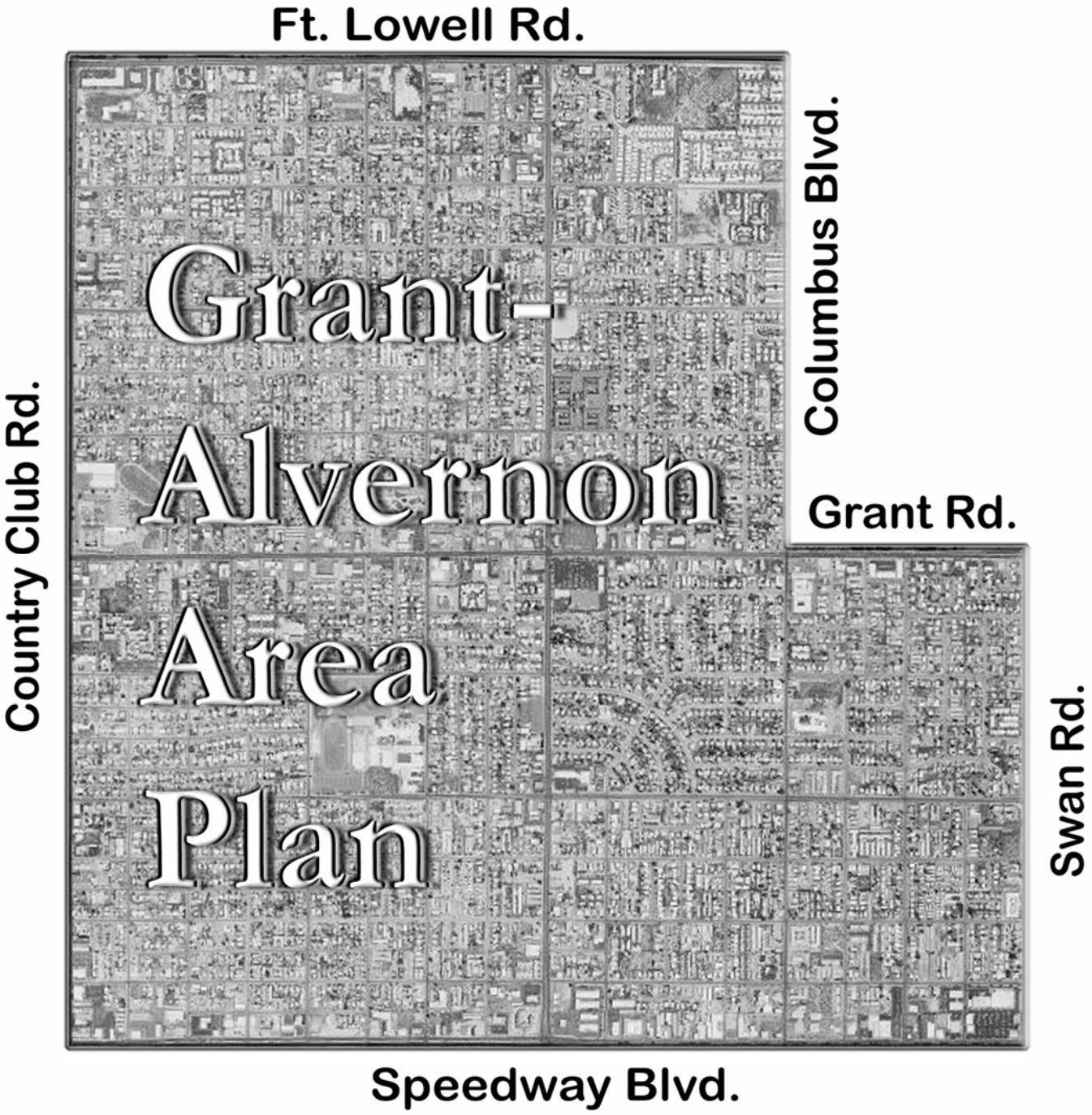

Grant-Alvernon Area Plan

Adopted by Mayor and Council
September 27, 1999
Resolution 18396
and subsequently amended

last updated May 2007

Grant-Alvernon Area Plan

Prepared by the City of Tucson Planning Department
Adopted by the Mayor and Council on September 27, 1999

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GRANT-ALVERNON
AREA PLAN

CITY OF TUCSON
PLANNING DEPARTMENT

September 1999

Este documento se publica en inglés solamente. Para solicitar asistencia en la traducción de este documento, las personas de habla híspana pueden comunicarse con el departamento de Diseño y Planificación Urbana, llamando al 791-4505, o visitando sus oficinas ubicadas en el tercer piso del edificio Mac Arthur, con dirección 345 East Tool Avenue.

Adopted by Mayor and Council – September 27, 1999, Resolution 18396

Amended November 13, 2000, Resolution 18770

Amended June 14, 2004, Resolution 19849

Amended March 20, 2007, Resolution 20609

Adopted by Mayor and Council on September 27, 1999, Resolution No. 18396
Planning Commission Public Hearing on August 4, 1999

Amended by Mayor and Council on November 13, 2000, Resolution No. 18770
Planning Commission Public Hearing on October 4, 2000

Amended conceptual land use map designations for two parcels at the southwest corner of Alvernon and Fairmount, from office and high-density residential uses to residentially-scaled office, residentially-scaled neighborhood commercial and high-density residential uses. Also amended Office and Commercial Land Use Policies section to add Subarea 2, the Alvernon/Fairmount Amendment area, which includes a background, intent statement, and policies 1-3.

Amended by Mayor and Council on June 14, 2004, Resolution No. 19849
Planning Commission Public Hearing on May 5, 2004

Amended conceptual land use map designations for two parcels east of Tucson Botanical Gardens (TBG), one north and one south of the TBG eastward extension that fronts on Sycamore, from single-family residential uses to public uses, specifically to allow office, research and storage uses. Also amended Subarea 1 Tucson Botanical Gardens map, and added Subarea 1 policies 2.d. through 2.i.

Amended by Mayor and Council on March 20, 2007, Resolution No. 20609
Planning Commission Public Hearing on January 18, 2007

Amended conceptual land use map to allow commercial uses, in addition to the office and residential uses already allowed, on two parcels at the northeast corner of Alvernon Way and Lee Street.

GRANT-ALVERNON AREA PLAN

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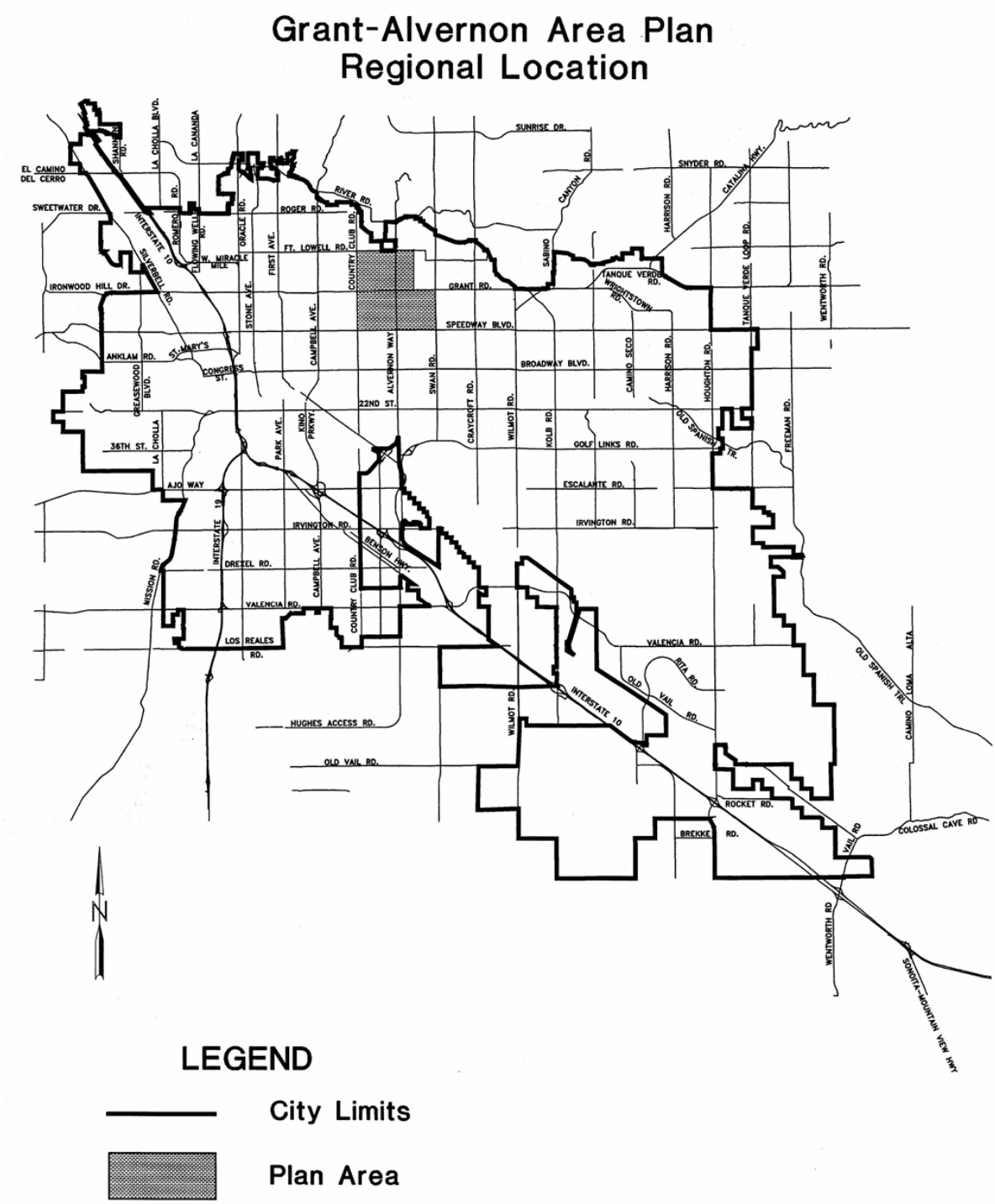

Grant-Alvernon Area Plan
Regional Location
EL CAMINO DEL CERRO
SHANNON RD.
LA CHOLLA BLVD.
LA CANANDA
SUNRISE DR.
SNYDER RD.
CATALINA HWY.
CANTON RD.
HARRISON RD.
SWEETWATER DR.
INTERSTATE 10
ROMERO RD.
FLOWING WELL RD.
ORACLE RD.
RIVER RD.
ROGER RD.
FIRST AVE.
FT. LOWELL RD.
COUNTRY CLUB RD.
SABINO
TANQUE VERDE RD.
TANQUE VERDE LOOP RD.
WENTWORTH RD.
W. MIRACLE MILE
SILVERBELL RD.
IRONWOOD HILL DR.
GRANT RD.
WRIGHTSTOWN RD.
STONE AVE.
CAMPBELL AVE.
SPEEDWAY BLVD.
ANKLAM RD.
ST. MARY'S
CONGRESS ST.
GREASEWOOD BLVD.
ALVERNON WAY
SWAN RD.
BROADWAY BLVD.
CAMINO SECO
HOUGHTON RD.
22ND ST.
CRAYCROFT RD.
WILMOT RD.
KOLB RD.
OLD SPANISH TR.
FREEMAN RD.
36TH ST.
LA CHOLLA
PARK AVE.
KINO PKWY.
GOLF LINKS RD.
AJO WAY
ESCALANTE RD.
INTERSTATE 19
IRVINGTON RD.
BENSON HWY.
DREXEL RD.
MISSION RD.
VALENCIA RD.
LOS REALES RD.
RITA RD.
OLD VAIL RD.
INTERSTATE 10
HUGHES ACCESS RD.
OLD VAIL RD.
ROCKET RD.
BREKKE RD.
VAIL RD
COLOSSAL CAVE RD
ALTA
CAMINO LOMA
WENTWORTH RD
SONORA-MOUNTAIN VIEW HWY
N
LEGEND
City Limits
Plan Area

I. INTRODUCTION

PLAN PURPOSE

The purpose of the *Grant-Alvernon Area Plan* is to provide land use policy direction and design guidelines for development within the *Plan* boundaries.

The following sections of the Introduction provide a context for the *Plan* and are based on the *Grant-Alvernon Inventory*, completed in November 1997: Overview of Planning Area; Area Location and Boundaries; Adjacent Plans; Neighborhood Organizations and Associations; and Plan Development and Adoption.

OVERVIEW OF PLANNING AREA

In the Grant-Alvernon area, the predominant land use is medium-density, single-family residential, which is located within the interior of neighborhoods and along many of the major streets. Office, commercial, and high-density residential land uses are primarily located along the major streets.

AREA LOCATION AND BOUNDARIES

The Grant-Alvernon area is located within the central portion of the City of Tucson. The *Grant-Alvernon Area Plan* covers approximately three and one half square miles of land bounded by Speedway Boulevard on the south, Fort Lowell Road and Grant Road on the north, Swan Road and Columbus Boulevard on the east, and Country Club Road on the west.

ADJACENT PLAN AREAS

The Grant-Alvernon area is nearly surrounded by areas covered by other adopted area and neighborhood plans. The east boundary of the *Grant-Alvernon Area Plan* is coterminous with the west boundary of the *Arcadia-Alamo Area Plan.* The areas covered by the *Cragin-Keeling Area Plan* and the *Blenman Vista Neighborhood Plan* are west of this planning area. The south boundary of the *Grant-Alvernon Area Plan* is coterminous with the north boundary of the *Alvernon-Broadway Area Plan*. The area bound by the *Northside Area Plan* is adjacent to a portion of the area covered by this *Plan*.

NEIGHBORHOOD ORGANIZATIONS AND ASSOCIATIONS

There are six neighborhood associations in the area that are registered with the City of Tucson's Citizen and Neighborhood Services Office. These are the Flower Dodge, Midtown, North Dodge, Oak Flower, Palo Verde, and Saint Francis Cabrini Neighborhood Associations.

PLAN DEVELOPMENT AND ADOPTION

The policies and recommendations of this *Plan* were developed in cooperation with the Grant-Alvernon Steering Committee, consisting of area residents and property owners, representatives of neighborhood associations, and business and development interests.

Meeting for about a year and a half, the Committee discussed and evaluated issues and concerns and developed goals and policies for the area with assistance from the Planning Department, resulting in a draft *Plan*. The draft *Plan* proceeded to area-wide review and comment in general meetings and public hearings, as part of the adoption process. The *Grant-Alvernon Area Plan* was adopted by the Mayor and Council on September 27, 1999.

PLAN IMPLEMENTATION

The policies and recommendations in the *Grant-Alvernon Area Plan* are implemented through rezonings, new zoning regulations adopted by ordinance, public works projects (including road, sewer, and other public facilities improvements), and public real property acquisition. The rezoning process is the primary implementation tool for area and neighborhood plans. The following are the major areas of *Plan* application.

1. Applications for rezoning are initially reviewed for compliance with both land use and design guidelines established by the *Plan*. If the requested rezoning does not comply with land use policies or does not demonstrate mitigation of negative impacts through application of the design guidelines or other techniques, the need for an amendment to the *Plan* is determined by the Planning Director before the rezoning process can be initiated. The Mayor and Council have provided policy direction for Area and Neighborhood Plans that limits amendments for two years after *Plan* adoption.

2. If the requested rezoning complies with *Plan* policies, the rezoning is processed through general agency review. As part of this evaluation staff may recommend rezoning conditions that may modify the requested use or design of the project.

3. *Plan* policies are used to review development plans and subdivision plats related to rezoning requests. This review process is coordinated by the Community Design Review Committee (CDRC).

4. *Plan* policies are used in evaluations of Residential Cluster Project (RCP) subdivisions.

5. *Plan* policies are used in staff review of requests to vacate City property.

6. *Plan* policies are used to establish and guide the design of Capital Improvement Projects (CIP).

7. *Plan* policies are used in formulation of staff's position on variance requests from the Land Use Code.

GENERAL GOALS FOR *GRANT-ALVERNON AREA PLAN*

The General Goals provide broad direction as a framework for the *Plan.* The General Goals are referred to by City staff and other *Plan* users to better understand the overall context of the more specific policies and guidelines. If there is a question of how a policy should be applied, goal statements assist staff in resolving the conflict and making a final interpretation.

The purpose of the *Grant-Alvernon Area Plan* is to guide future development and redevelopment within the *Plan* area and to protect and enhance existing uses. The General Goals of the *Plan* are to:

Preserve, protect and enhance the integrity of established neighborhoods;

Identify appropriate locations for residential, commercial and industrial development;

Foster the creation of safe and child-friendly neighborhoods;

Promote a greater sense of community through the establishment, registration and participation of neighborhood associations;

Encourage developers to communicate with area neighborhood associations and residents and to design development which respects and bolsters the value of the area;

Encourage neighborhood associations to work with the City to provide increased recreational opportunities;

Encourage provision of safe and efficient circulation systems for all appropriate modes of transportation, especially pedestrian and bicycle;

Encourage an improved visual appearance of the area through the planting of additional drought-tolerant plant landscaping and by including art as part of public and private developments; and

Support commercial revitalization that promotes neighborhood stability and enhancement.

DEFINITIONS

Abutting: Parcels or lots having a common boundary line or touching along a border. Parcels or lots having only a common corner are not considered abutting.

Administrative and Professional Office: A use which provides administrative, consulting, management, and professional services to businesses and individuals.

Acre: A measure of area; 43,560 square feet.

Activity Center: An area developed with a mix of land uses in which residential, commercial, employment, and service activities occur in close proximity to each other.

Adjacent: Two (2) or more parcels or lots sharing a common boundary or separated by an alley or other right-of-way twenty (20) feet or less in width. Parcels or lots having only a common corner are considered adjacent.

Associated Parking: Land used solely for the purpose of providing surface parking for an adjacent use; no buildings are allowed.

Buffering: Using design elements such as masonry walls, berms, setbacks, landscaping, building heights, density transitions, and sensitively designed parking areas to mitigate the impact of more intense development on less intense uses.

Child-Friendly Land Use: Land uses that promote the safety, welfare, education, and recreational activities of children. Examples include community centers, libraries, parks, schools, etc.

Child-Friendly Site Design: Use of design elements that promote the safety welfare, education, and recreational activities of children. Examples of elements that might be used in child-friendly site design including but not limited to: highly visible play areas; well-marked, highly visible pedestrian crossings; use of public art that is sturdy, visually interesting, and “hands-on.”

Commercial Land Use: Land use that involves the retailing and/or wholesaling of products or business services and limited manufacturing activities.

* **Residentially-Scaled Neighborhood Level**: Commercial uses that are intended primarily to serve a local neighborhood market, and that are similar in scale with the surrounding residential area. Structures may consist of either converted residential structures or new structures limited to a building height of 16 feet. For example, commercial uses for which architectural and site design are guided by criteria outlined within the NC commercial zone.

* **Neighborhood Level:** Commercial uses intended primarily to serve a local neighborhood market; for example, those allowed within NC or C-1 zones.

* **Community Level:** Commercial uses intended primarily to serve an area-wide market; for example, those allowed within C-2 and C-3 zones.

Community Design Review Committee (CDRC): An interdepartmental, inter-agency body that reviews all subdivision plats and development plans associated with rezoning cases in the City. The Committee serves as a technical advisory committee to the Zoning Examiner, City Manager, and the Mayor and Council.

Compatibility of Scale: The relationship of size, height, shape, and setback of development in comparison to adjacent buildings, architectural elements, landscaping, and human form.

Defensible Space: Physical design features that create a sense of ownership or territoriality of common areas and which allow the surveillance of public areas from within a residential or nonresidential development. Design features can include fences, walls, electronic security, steps or changes in ground level, lighting, and building placement.

Development: Any modification of land for change or expansion of use. This includes construction of structures, paving, modification of drainage patterns, etc., as well as redevelopment of land containing such improvements.

Density: Number of dwelling units per acre.

* **Low-density:** Average density up to 6 units per acre, primarily single-family, detached residences but may include attached housing units such as duplexes and townhomes; for example, those densities allowed within R-1 zoning.

* **Medium-density:** Density of greater than 6 but less than 15 units per acre, including a variety of housing types, such as single-family homes on small

lots, duplexes, townhomes, mobile homes, apartments, and condominiums; for example, those densities allowed within R-2 zoning.

* **High-density:** Density of 15 or more units per acre, including multi-family development, such as townhomes, apartments, and condominiums; for example, those densities allowed within R-3 zoning.

Design Compatibility Report: A supplemental report, submitted with a rezoning application, which addresses design issues identified in the *Plan* and compatibility of the proposed land use with existing development.

***Land Use Code* (LUC):** The zoning regulations of the City of Tucson governing the use, placement, spacing and size of land and structures within the corporate limits of the City. The LUC is adopted as Chapter 23 of the *Tucson Code*.

Nonresidential Use: Commercial use, industrial use, office use, and residentially scaled office use.

Office Land Use: Land use that provides administrative, consulting, management, and professional services to business and individuals; for example, those uses allowed in O-1, O-2, and O-3 zones.

Residential Cluster Project (RCP): Development option in the residential zones that provides for greater flexibility and creativity in design. Use of the RCP may result in higher densities than conventional development in the same residential zone. (See Land Use Code III.6.3.6.1.)

Residentially Scaled Office Use: Administrative/professional office use that is similar in scale with the surrounding residential area, either in converted residential structures or in other structures limited to a building height of 16 feet; for example, offices of the type permitted within the O-1 office zone.

Screening: An opaque barrier designed and constructed to conceal areas used for storage, refuse, mechanical equipment, parking, or loading from the street and public view, or to buffer adjacent land uses.

Street: Any permanent public or private right-of-way, other than an "alley" or "parking area access lane," set aside to accommodate vehicular-travel lanes, parking lanes, bike lanes, pedestrian facilities, utility areas, and other such features whether designated as a street, drive, highway, thoroughfare, road, boulevard, avenue, lane, place, etc.

* **Arterial Street:** A high-level traffic artery, usually carrying in excess of 12,000 vehicles per day, designated on the *Major Streets and Routes Map.* These streets traverse the city, connecting with other arterials, freeway exchanges, or bridges to provide travel continuity.

* **Collector Street:** A street which generally carries less traffic than an arterial street, usually in the range of 2,000 to 12,000 vehicles per day, and is identified on the *Major Streets and Routes Plan* map. These streets are generally shorter in length than arterial streets, and connect local streets to the nearest arterial street.

* **Local Street:** A street which has an average daily traffic count of less than 2,000 vehicles, and is not designated in the *Major Streets and Routes Plan*. Local streets provide neighborhood access to collector and arterial streets.

* **Major Street:** A street identified in the *Major Streets and Routes Plan*, i.e., arterials and collectors.

Zoning Application: Application to allow a development that does not meet current regulations to operate or be developed legally on a particular site. Zoning applications include but are not limited to applications for rezoning, special exception, substitution of non-conforming use, and variances.

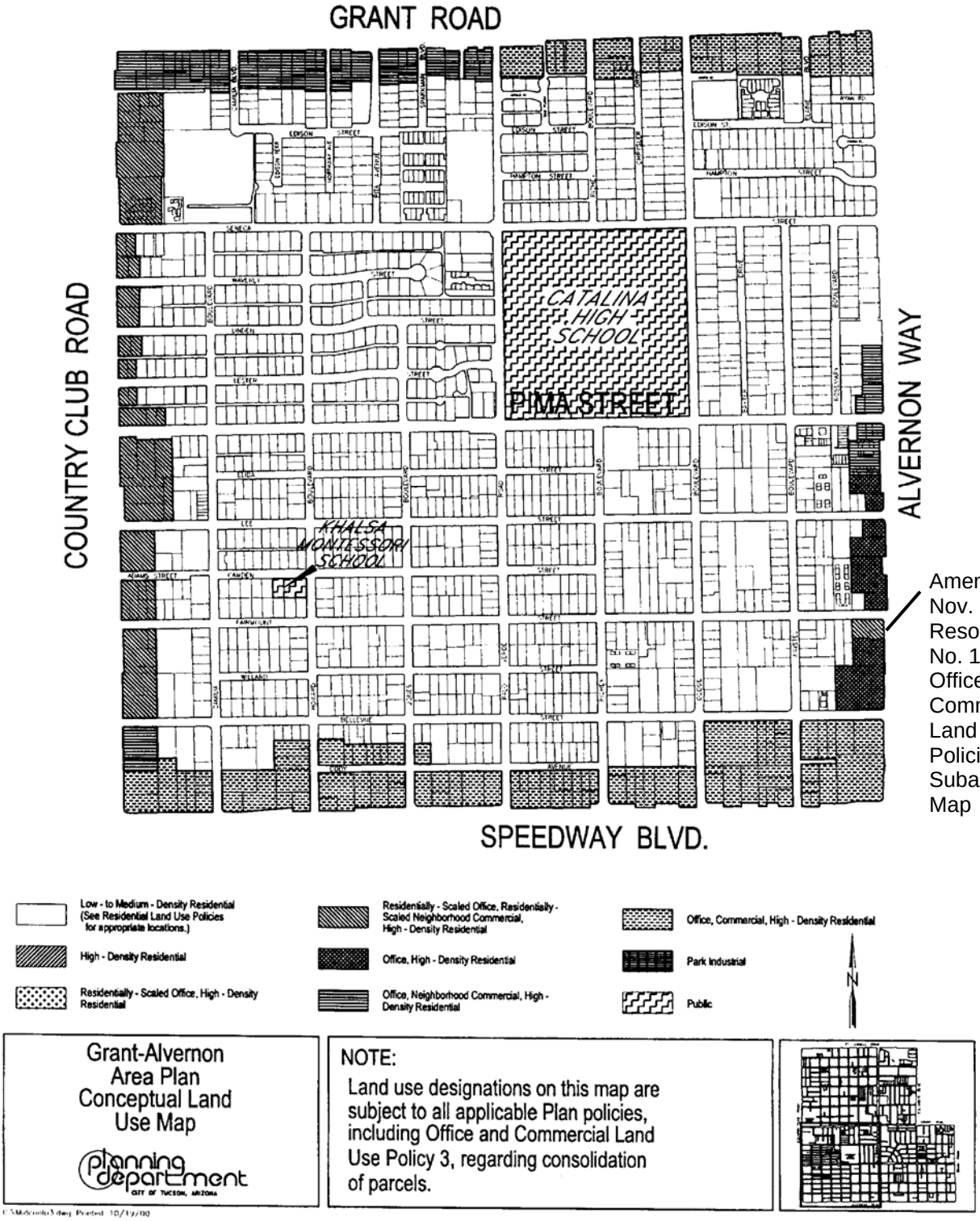
II. LAND USE AND DEVELOPMENT POLICIES

A. GENERAL LAND USE POLICIES:

General Land Use Background: In the Grant-Alvernon area, the predominant land uses are single and multi-family residential; streets, medians, and alleys; and commercial uses. Offices, commercial, and high-density residential land uses are primarily located along the major streets. Major commercial streets are Speedway Boulevard, Grant Road, and Fort Lowell Road.

There are approximately 2,234 acres in the area. In 1990, approximately 95 percent of the total acreage in the area was developed. Of developed land area, residential uses accounted for 65 percent (1,466 acres); streets, medians and alleys accounted for 14 percent (303 acres); commercial/offices accounted for 11 percent (248 acres); vacant land accounted for 5 percent (102 acres); public and institutional land uses accounted for 5 percent (106 acres). Drainageways and washes accounted for less than one percent of land area (2.5 acres). The remaining land was divided among other miscellaneous uses such as utility installations.

The General Land Use Policies provide land use guidance that is relevant for all types of development. These policies are intended to be used in conjunction with Design Guidelines and with the other categories of Land Use Policies, including Residential, Office and Commercial, Industrial, and Public/Semi-Public.



Amended Nov. 13, 2000, Resolution No. 18770; see Office and Commercial Land Use Policies, Subarea 2 Map

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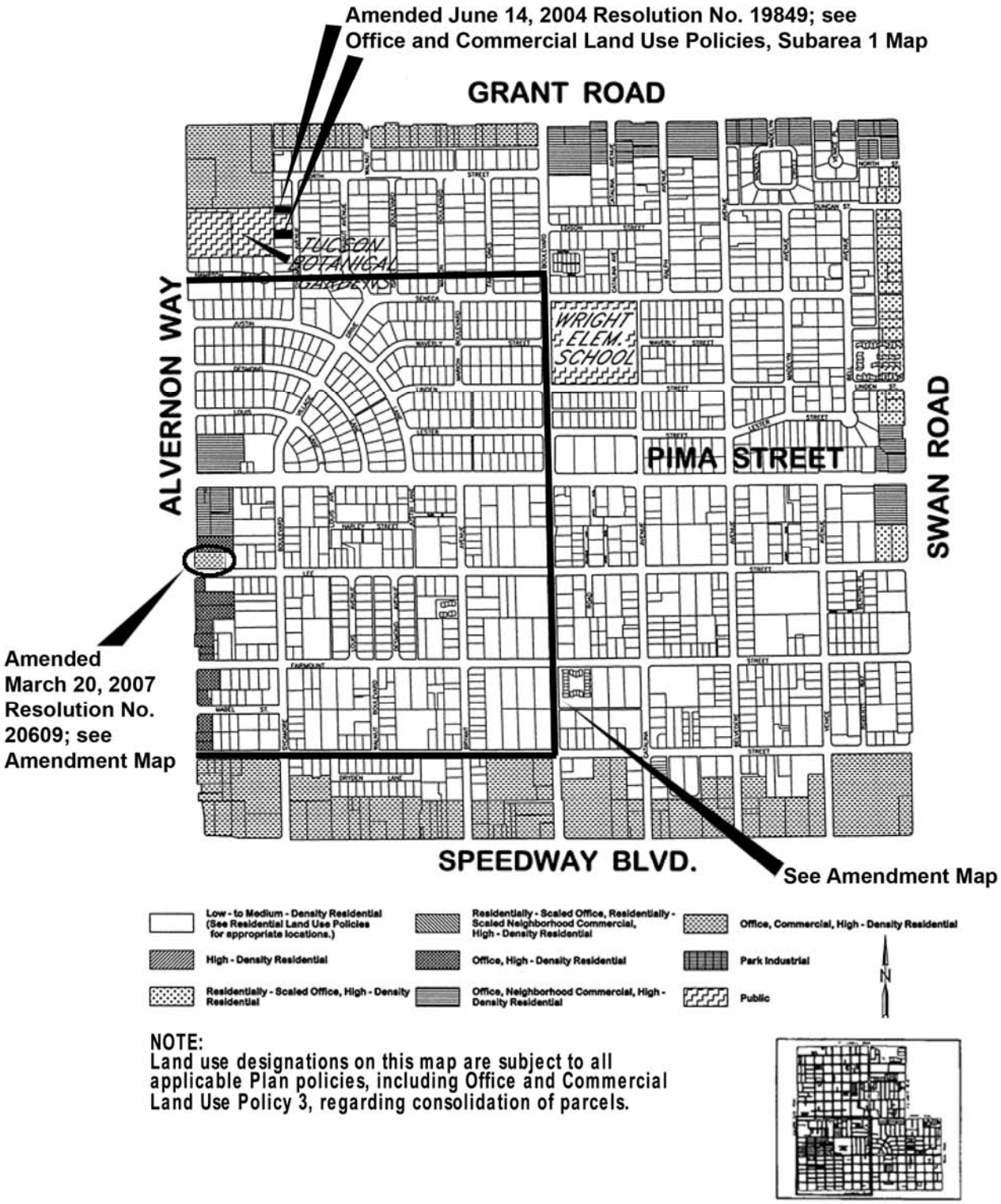
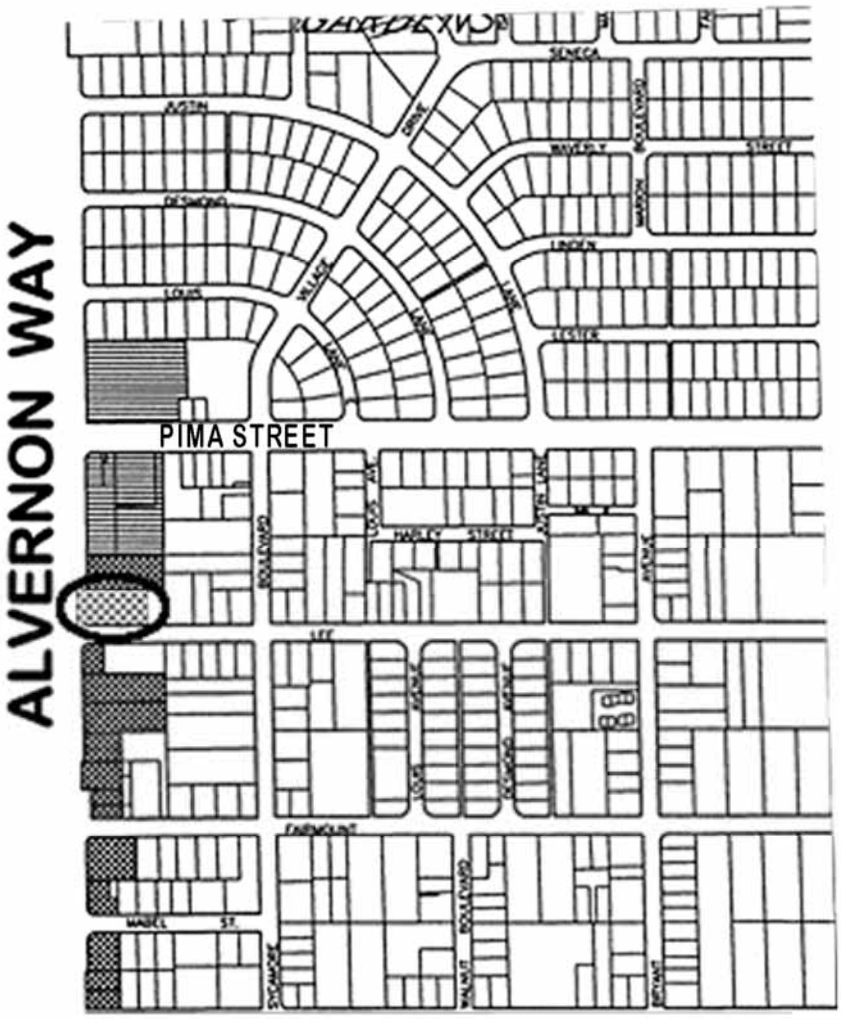


Grant-Alvernon Area Plan
Conceptual Land Use Map



Low- to Medium-Density Residential (See Residential Land Use Policies for appropriate locations.)

Office, High-Density Residential

Office, Neighborhood Commercial, High-Density Residential

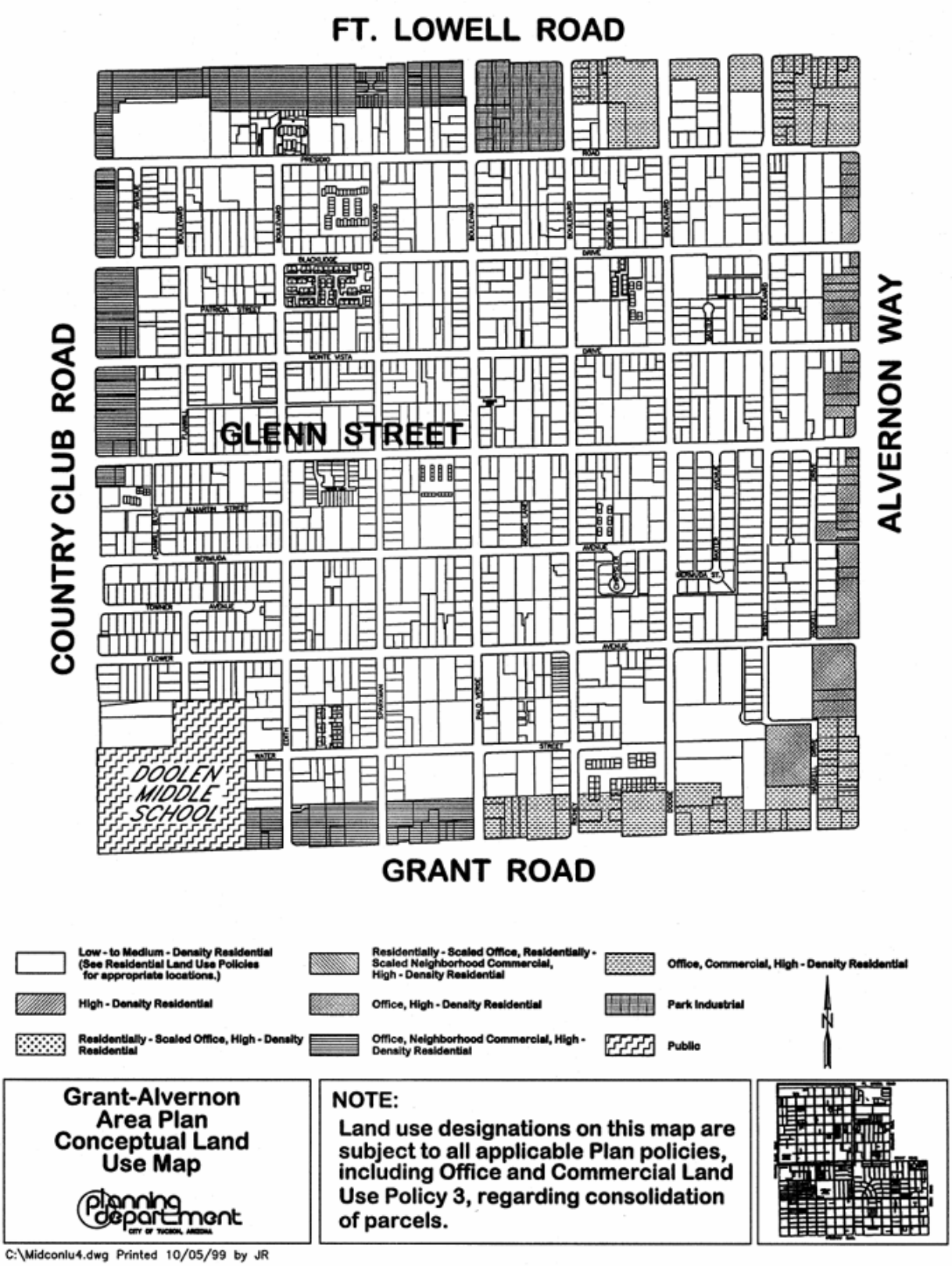
Office, Commercial, High-Density Residential

(Amended March 20, 2007, Resolution No. 20609 to allow Office, Commercial and High-Density Residential on parcels at northeast corner of Alvernon and Lee)

N

NOTE:
Land use designations on this map are subject to all applicable Plan policies, including Office and Commercial Land Use Policy 3, regarding consolidation of parcels.

Grant-Alvernon Area Plan - March 20, 2007 Amendment Map
Conceptual Land Use Map


FT. LOWELL ROAD
COUNTRY CLUB ROAD
ALVERNON WAY
GRANT ROAD
GLENN STREET
DOOLEN MIDDLE SCHOOL
Low - to Medium - Density Residential (See Residential Land Use Policies for appropriate locations.)
High - Density Residential
Residentially - Scaled Office, High - Density Residential
Residentially - Scaled Office, Residentially - Scaled Neighborhood Commercial, High - Density Residential
Office, High - Density Residential
Office, Neighborhood Commercial, High - Density Residential
Office, Commercial, High - Density Residential
Park Industrial
Public
N
Grant-Alvernon Area Plan Conceptual Land Use Map
planning department
CITY OF TUCSON, ARIZONA
NOTE:
Land use designations on this map are subject to all applicable Plan policies, including Office and Commercial Land Use Policy 3, regarding consolidation of parcels.
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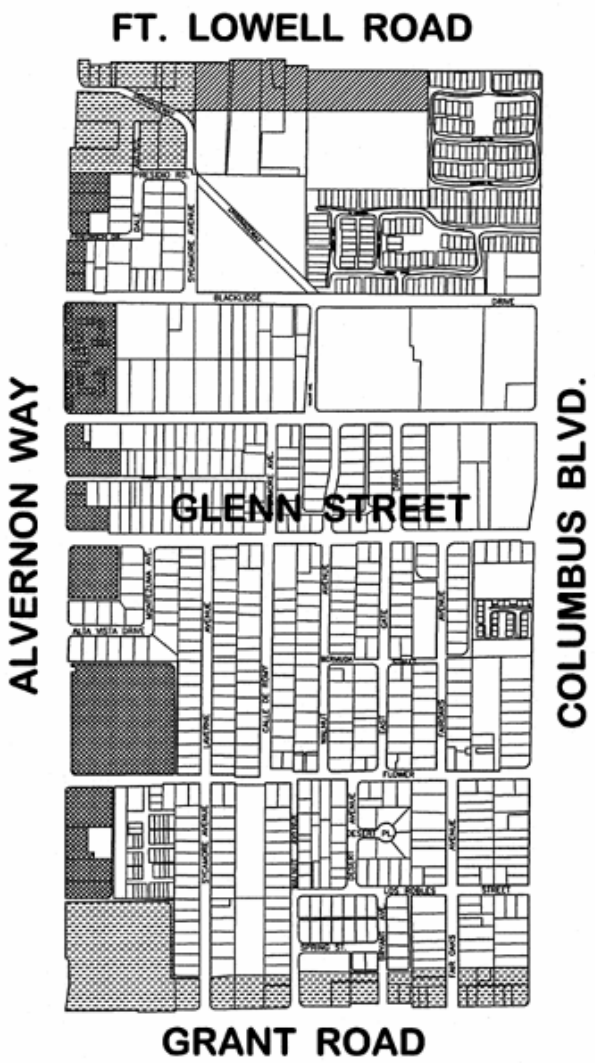


Low - to Medium - Density Residential (See Residential Land Use Policies for appropriate locations.)

High - Density Residential

Residentially - Scaled Office, High - Density Residential

Residentially - Scaled Office, Residentially - Scaled Neighborhood Commercial, High - Density Residential

Office, High - Density Residential

Office, Neighborhood Commercial, High - Density Residential

Office, Commercial, High - Density Residential

Park Industrial

Public

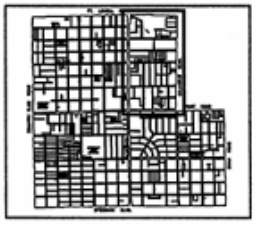
N

Grant-Alvernon Area Plan Conceptual Land Use Map

planning department
CITY OF TUCSON, ARIZONA

NOTE:

Land use designations on this map are subject to all applicable Plan policies, including Office and Commercial Land Use Policy 3, regarding consolidation of parcels.



Intent Statement: The General Land Use Policies are intended to provide criteria for determining where development is appropriate. They support development that serves to enhance the character and quality of Grant-Alvernon neighborhoods. These policies are meant to be used in conjunction with the General Design Guidelines.

Policy 1. **Encourage the development of child-friendly land uses when the location and design of the development is in compliance with adopted *Plan* polices. Examples of child-friendly development include community centers, libraries, parks, and schools.**

Policy 2. **Encourage the development of vacant property throughout the Grant-Alvernon area to complement the existing scale, character, and identity of the surrounding neighborhood.**

Policy 3. **Support development on the perimeter of residential areas which serves to protect and enhance the quality of life for neighborhood residents.**

Policy 4. **Demonstrate sensitivity to surrounding uses through the use of design, location, orientation, landscaping, screening, etc., as outlined in the General Design Guidelines.**

Policy 5. **Utilize Defensible Space Guidelines in design development (see General Design Guidelines).**

Policy 6. **Restrict primary access for nonresidential and high-density (over 15 units per acre) residential uses, to arterial streets or to collector streets within 300 feet of an arterial, as identified in the *Major Streets and Routes Plan* and as allowed by other adopted *Plan* policies.**

Policy 7. **Encourage developers to meet with neighborhood associations regarding development design.**

Policy 8. **Explore incentives, such as fee waivers and tax credits, to encourage compatible residential infill development, reinvestment, rehabilitation, etc. Incentives are also appropriate for developments that will use alternative energy sources.**

B. RESIDENTIAL LAND USE POLICIES

Residential Land Use Background: The Grant-Alvernon area is composed of relatively stable, predominately single-family and multi-family residential neighborhoods located in central Tucson. The area contains about 5.5 percent of the City of Tucson's population (approximately 22,320 persons) and about 7 percent of the housing units (12,404 units).

About one third of the housing units (32 percent) are single-family, detached units and about one half (52.5 percent) of the units are multi-family units such as apartments. These percentages of single-family detached and multi-family units show a higher percentage of multi-family units than the City of Tucson as a whole (54 percent and 37 percent, respectively). Like several areas in Tucson, the Grant-Alvernon area has a high percentage of land used for residential purposes. In the planning area, 65 percent of total land area is residential; Citywide, 31 percent of total land area is residential. In the Grant-Alvernon area, a large percentage of land is used for multi-family residential purposes. About 69 percent of residential units in the area are occupied by renters, contrasting with 49 percent of the residential units in the City of Tucson. These figures illustrate that this area is predominately developed as medium to high-density residential.

Within Tucson City limits, low-density residential land use is typically zoned SR, RX-1, RX-2, and R-1. The Grant-Alvernon area does not contain any land zoned SR, RX-1, or RX-2. In the Grant-Alvernon area, the low-density residential zoning is R-1. The R-1 zone generally allows single-family residences. The R-1 zoning permits a second residence on larger parcels (greater that 10,000 square feet in size).

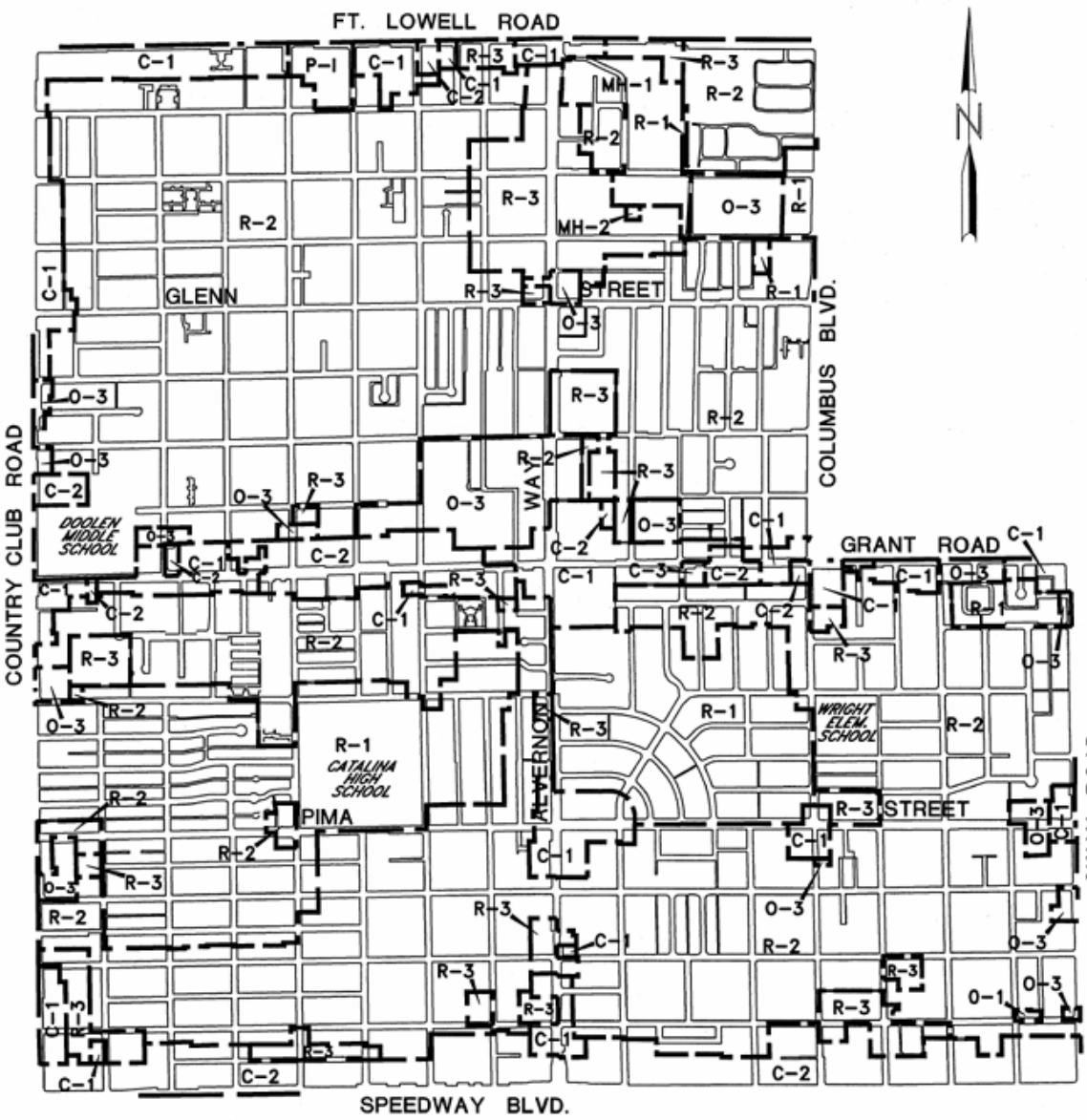
Medium-density residential is typically zoned R-2 (or mobile home zoning) within Tucson City limits. Medium-density residential areas usually have the greatest mix of housing types, ranging from single-family housing to apartment complexes. The majority of the residential land in the Grant-Alvernon area is zoned R-2, though much of this land is not developed to its highest possible density.

High-density residential is generally zoned R-3 within Tucson. High-density residential can also occur in office and commercial zones. Throughout Tucson, apartments are typically developed at approximately 25 residential units per acre in areas designated for high-density residential.

One of the major issues addressed in the *Grant-Alvernon Area Plan* is preservation of the character of the single-family residential neighborhoods within the area. The Residential Land Use Policies respond to this issue by addressing the design of any development as it relates to compatibility with the character and features of the surrounding uses, especially the single-family residential development. In addition, the Residential Land Use Policies address the need for appropriate residential density based upon the character of the surrounding area and the type of street that provides access to a parcel of land.

Another issue which emerged during *Plan* formulation is the need for a variety of housing options, including high-density opportunities. The *Plan* provides for high-density residential uses, based on design and location.

Intent Statement: The Residential Land Use Policies support residential development which provides a wide range of housing types to meet the diverse needs of Grant-Alvernon



Grant-Alvernon Area Plan

Existing Zoning

Legend

— — Zoning Boundary

C-2 Zoning

planning department
CITY OF TUCSON, ARIZONA

residents while serving to enhance the stability of neighborhoods and schools. These policies are meant to be used in conjunction with the General Design Guidelines.

Policy 1. Encourage residential infill that is compatible with neighborhood scale, density, and character, as outlined in the General Design Guidelines.

Policy 2. Under the guidance of the General Design Guidelines, provide for residential development in appropriate locations:

a. Low-density (up to 6 units per acre) residential development is appropriate in the interior of established single-family residential areas.

b. Medium-density (between 6 and 15 units per acre, in conformance with the Residential Cluster Project (RCP) provision of the *Land Use Code*) residential development is appropriate where primary vehicular access is provided to an arterial or collector street and is directed away from the interior of low-density residential areas.

c. High-density residential development is appropriate for parcels that are designated for high-density residential land use on the Conceptual Land Use map, and that are in conformance with the following criteria:

i. the site is adjacent to predominantly high-density residential or nonresidential development;

ii. primary vehicular access is provided to an arterial street or to a collector street within 300 feet of an arterial street, as designated by the *Major Streets and Routes Plan;* and

iii. vehicular traffic is directed away from the interior of low-density residential areas.

Policy 3. Encourage continued residential use of historically residential structures throughout the Grant-Alvernon area, except as provided in Office and Commercial Land Use Policy 2.

Policy 4. Promote the consolidation of parcels with common property lines when developing higher density residential uses, to provide sufficient space for adequate buffering of adjacent, less intense development.

Policy 5. **Encourage diversity of housing types within the *Plan* area.**

Policy 6. **Encourage residential development to include secure bicycle parking areas, a well-defined pedestrian system linked to the public sidewalk system, and convenient access to transit facilities, schools, and commercial nodes.**

Policy 7. **Promote on-site recreational areas in medium and high-density residential developments (greater than 6 units per acre).**

Policy 8. **Evaluate applications to discontinue mobile home uses based on compliance with Grant-Alvernon Area Plan Community Policies, Housing Policy 5 (GAAP III.A.5).**

C. OFFICE AND COMMERCIAL LAND USE POLICIES

Office and Commercial Land Use Background: Compared with Tucson as a whole, the percentage of land used for office and commercial purposes within the Grant-Alvernon area is high. The quantity of land used for commercial and office uses within the City is 6 percent; the Grant-Alvernon figure is 11 percent. In addition, the Grant-Alvernon area has 14 percent of its land used for streets and alleys compared to only 11 percent for Tucson as a whole.

The higher percentages of land used for office and commercial purposes (and residential purposes) as compared to the rest of the City is a result of the built-out nature of the Grant-Alvernon area, not surprising for a midtown area. Vacant land in the Grant-Alvernon area accounts for only 5 percent of the total acres, while vacant land with Tucson City limits is 35 percent.

Development pressures on this well-established part of the City take the form of requests to rezone the remaining vacant land and to redevelop existing properties. Since 1980, there have been a total of 53 rezoning cases in the area.

Neighborhood concerns during the planning process focused on determining the appropriate locations to allow development and redevelopment as well as the utilization of design techniques to mitigate the impacts of that activity. As part of the planning process, the appropriate locations for commercial and office uses were identified.

Two types of office development discussed in detail were residentially scaled office uses and conversion of existing residential structures for office use. Policies were formulated to provide specific direction for the location and parcel size of residentially scaled office uses and to address access, parking, landscaping, and buffering.

The following policies limit office and commercial development to locations within the planning area that were determined to be most suited to handle traffic generation and other potential impacts on adjacent residential uses. These policies have been designed to allow consideration of the consolidation of parcels and the conversion of existing residential parcels where specific criteria are met.

Intent Statement: The Office and Commercial Land Use Policies support nonresidential activities which complement the scale and character of neighborhoods and commercial districts in the Grant-Alvernon area. These policies are meant to be used in conjunction with the General Design Guidelines.

Policy 1. Consider office/commercial development only when:

a. the site is designated on the Conceptual Land Use Map for the specific type of nonresidential use being requested, or is in compliance with the consolidation policy (see Office and Commercial Land Use Policy 3 and Consolidation Diagram);

b. primary access will be provided to an arterial street or to a collector street within 300 feet of an arterial;

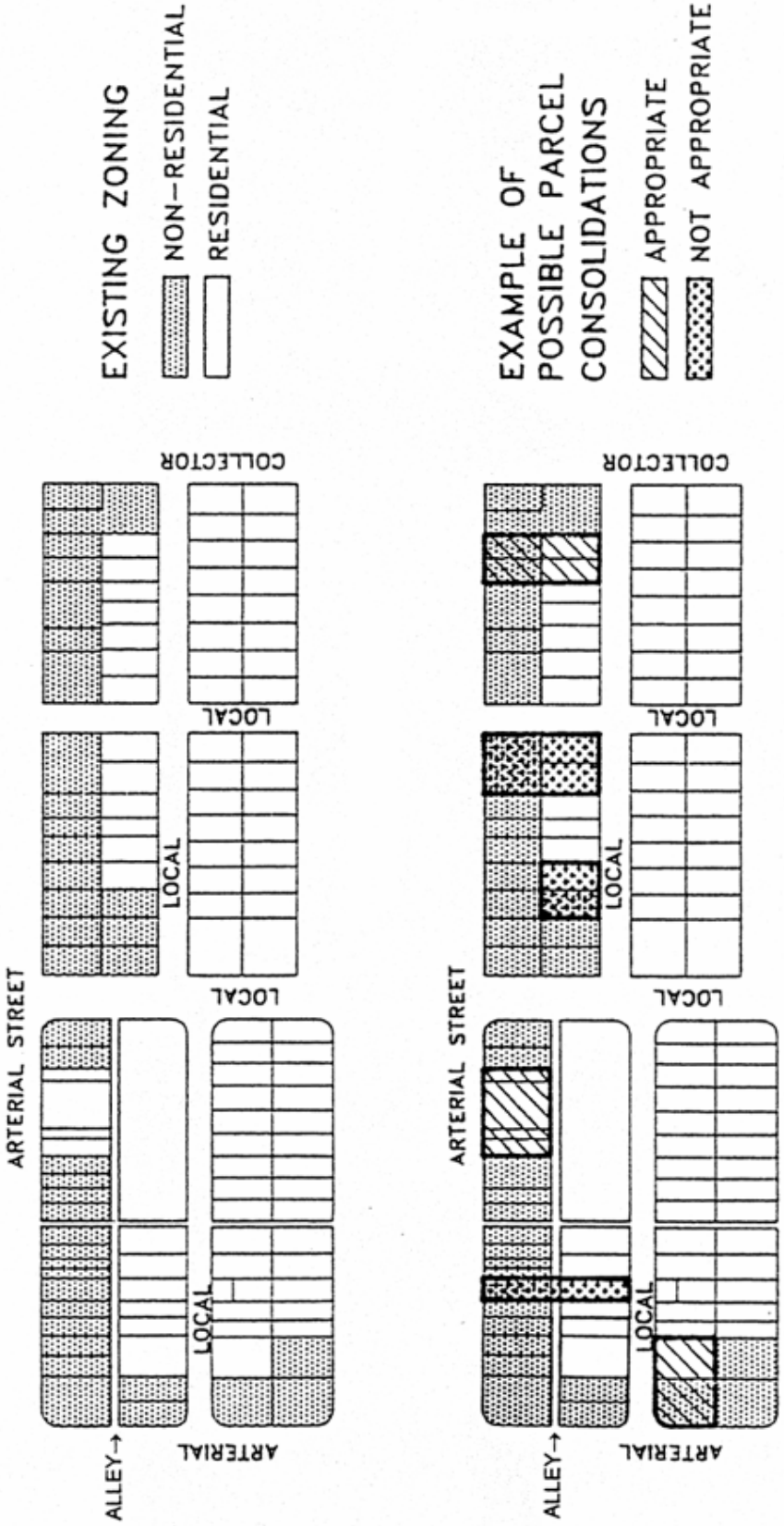
c. access to any street other that an arterial is directed away from the residential neighborhood; and

d. the proposal is in compliance with other applicable *Plan* policies.

Policy 2. Encourage incorporation of appropriate design elements and buffering techniques during the zoning application and associated development plan review processes, to ensure sensitive design of nonresidential developments adjacent to established neighborhoods. These elements must be shown on rezoning concept plans and related development plans.

Policy 3. Consider consolidation of abutting residential parcels with nonresidential uses to allow for adequate buffering of adjacent residential development when: 1) proposal is in compliance with other applicable *Plan* policies and design guidelines; 2) parcels to be consolidated are appropriate (see Consolidation Diagram); and 3) the following conditions are met:

a. Residential parcel to be consolidated is bounded on at least two sides by nonresidential zoning.



Consolidation Diagram

b. At least fifty percent of the residential parcel will be used for parking, maneuvering, and landscaping. Landscaping adjacent to existing residential uses should include a minimum 10-foot-wide buffer including a 6-foot-high masonry wall and a mix of canopy trees, shrubs, and groundcover.

c. The use of the main parcel (with which the residential parcel is to be consolidated) must be in conformance with the Conceptual Land Use Map designation for that parcel.

Policy 4. Encourage owners of non-conforming office and commercial uses that provide goods or services to residents of the immediate area and are located within walking distance of residential areas to remain in the area, and to maintain structures and facilities through the rezoning, special exception, or substitution of non-conforming use processes.

Policy 5. Consider uses that are open for extended business hours (earlier than 7:00 AM and/or later than 9:00 PM) on arterial streets only. Hours of operation for other businesses should be limited on a case by case basis, when appropriate, to provide compatibility with adjacent uses. Reconsideration of limitation of business hours should be given if there is a change of use, such as from office to commercial, after the initial rezoning.

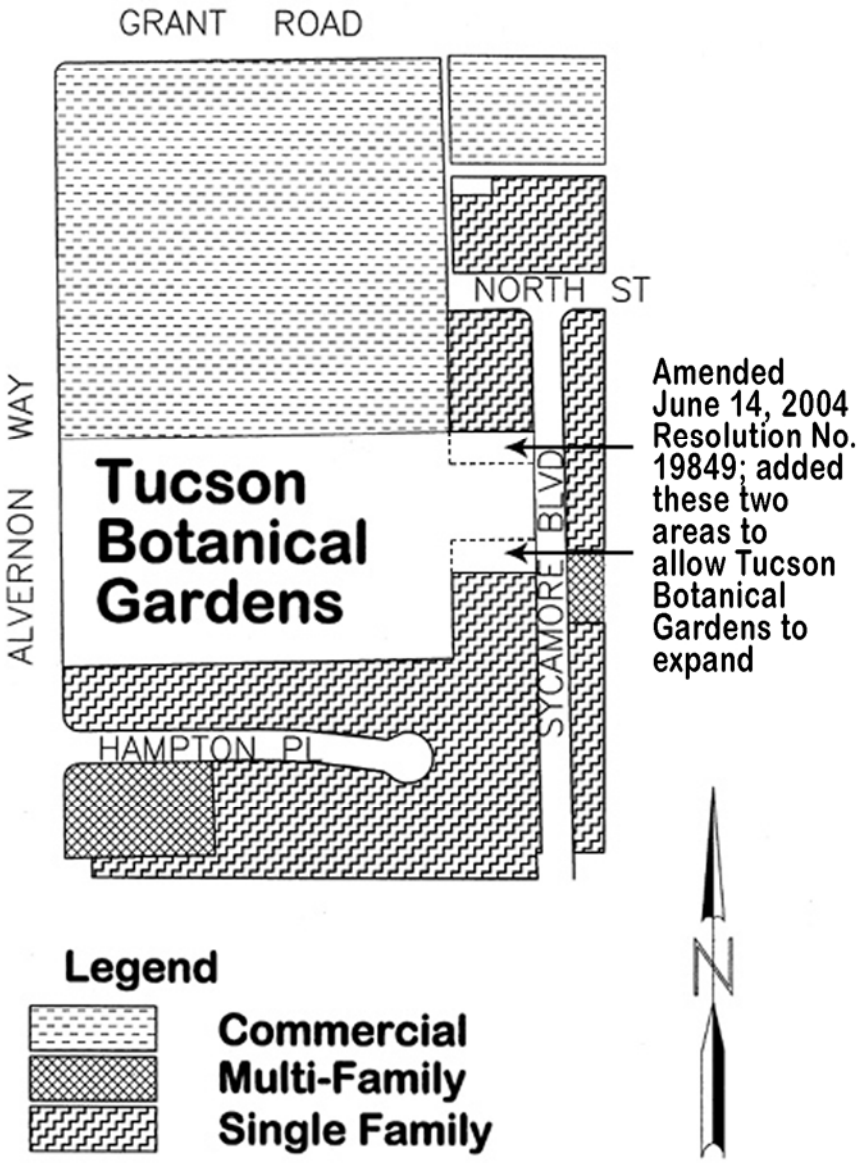
Policy 6. Discourage wireless communication antennae arrays unless concealed, disguised, or collocated on existing buildings or structures.

Policy 7. Support the bringing into conformance or removal of non-conforming signs, the upgrading of building facades, and landscape improvements through incentive-based and similar programs, including business improvement districts and special design districts.

SUB-AREA 1 OF OFFICE AND COMMERCIAL LAND USE POLICIES: TUCSON BOTANICAL GARDENS

Tucson Botanical Gardens Policies Background: Tucson Botanical Gardens occupies a 5.31 acre site at 2150 North Alvernon Way, near the center of the Grant-Alvernon planning area. Tucson Botanical Gardens is a major attraction, serving over 100,000 people per year. Approximately 13,000 people participate annually in the educational programs offered on-site.

SUB-AREA 1
Tucson Botanical Gardens



Single-family residences bound the Tucson Botanical Gardens site on the east and on the south. To the north is a shopping center, and to the west, across Alvernon Way, are residences and a church. The botanical garden use is generally compatible with the adjacent residential properties; however, outdoor events that draw thousands of visitors over a short period of time may cause conflicts with neighbors. Tucson Botanical Gardens has made efforts, such as arranging for off-site parking and shuttles, to minimize the impacts of these events and activities on the surrounding residential neighborhood.

Tucson Botanical Gardens has plans for significant new development and redevelopment on the existing site. The botanical garden use at the current location is a legal non-conforming use. To come into zoning compliance and to implement portions of the development plans, Tucson Botanical Gardens must seek rezoning of at least part of the site to commercial use. The possibility of such a rezoning raises questions regarding the type of future uses that should be permitted on the site, regardless of the site's ownership.

Intent Statement: The intent of the *Plan* policies is to recognize Tucson Botanical Gardens as an asset to the area and to the entire community, and at the same time to protect the quality of life of the surrounding residents.

Policy 1. Encourage continued use of the site by Tucson Botanical Gardens.

Policy 2. Support a Special Exception land use designation, or if necessary, consider rezoning of the site to commercial zoning to remove the non-conforming use status and to allow continued use of the site for the gardens and associated uses. In the future zoning application submittals, the developer should address the impacts of noise, hours of operation, parking and traffic impacts on adjacent residential uses. The following criteria should also be met:

a. compatibility of scale of all future development on the Tucson Botanical Gardens site with the adjacent residential properties;

b. public access to the site for patrons and vendors limited to Alvernon Way;

c. compliance of all future use and development of the site with *Plan* policies and design guidelines;

d. secondary access on Sycamore Boulevard to permit deliveries of materials and supplies for ground maintenance only, a maximum of four deliveries per year. All other traffic including vendors restricted to Alvernon Way;

e. Tucson Botanical Garden structures within 130 feet from Sycamore Boulevard right-of-way to retain residential; character, scale, height, color, and architectural design. Structures to be compatible in design and height with the surrounding residential units on Sycamore Boulevard;

f. residential/office units on Sycamore Boulevard limited to office, research, and storage use only, in association with TGB activities. Permitted activities shall be within structures or screened rear yards only;

g. storage of on-site material, supplies, and equipment shall be screened and not visible from residential zoned or used properties. Screen walls on rear and side yards of lots fronting Sycamore Boulevard shall be six feet in height;

h. Tucson Botanical Garden's residential/office units fronting Sycamore Boulevard shall include a single driveway each and each may permit one non-commercial vehicle to park on-site. Street parking associated with these units shall not change the character of the residential traffic volume and parking on the neighborhood. All employee access, except for the one parking space permitted on each driveway shall be through the TGB access on Alvernon Way, not Sycamore Boulevard; and

i. the centralized 120 feet of frontage on Sycamore Boulevard shall be landscaped at a minimum depth of 30 feet. Including all other areas located between the Sycamore Boulevard right-of-way and on-site perimeter walls. Landscaping to include canopy trees, plants and ground cover of equal quality, density, and type of planting as typical on other residential lots along Sycamore Boulevard.

(June 14, 2004, Resolution #19849, to allow an expansion of the Tucson Botanical Gardens)

SUB-AREA 2 OF OFFICE AND COMMERCIAL LAND USE POLICIES: ALVERNON/FAIRMOUNT AMENDMENT.

Background: On November 13, 2000, the Mayor and Council approved an amendment to the Grant-Alvernon Area Plan to allow neighborhood commercial uses on the 0.6 acre site at the southwest corner of Alvernon Way and Fairmount Street.

Intent Statement: The intent of the Sub-Area 2 land use policies is to provide additional direction for commercial uses and development at the southwest corner of Alvernon Way and Fairmount Street. More specifically, the intent is to assure that the intensity of commercial uses and the character and appearance of commercial development are comparable to those for office and high-density residential.

Policy 1. Ensure that the intensity of commercial uses is limited to that of similarly scaled office and high-density residential use by meeting the following criteria:

a. limit building height to one story;

b. discourage extended hours of operation that would conflict with neighboring residential uses;

c. prohibit drive-thru facilities;

d. limit trip generation of any proposed use to that generated by a similar sized office development.

Policy 2. Ensure that the character and appearance of commercial development is compatible with that of office and high-density residential development by meeting the following criteria:

a. design exterior façades with materials, color scheme, and architectural detail that are typical of those for high-density residential and office development, particularly in the surrounding area;

b. adhere to Design Guidelines A.6 and A.12 and, in addition, design side and rear building façades visible from streets or any adjacent properties with attention to architectural character and detail comparable to the front façade.

Policy 3. Ensure that the primary commercial activities are conducted within an enclosed building.

(November 13, 2000 Resolution No. 18770, to allow northward expansion of commercial uses on Alvernon Way)

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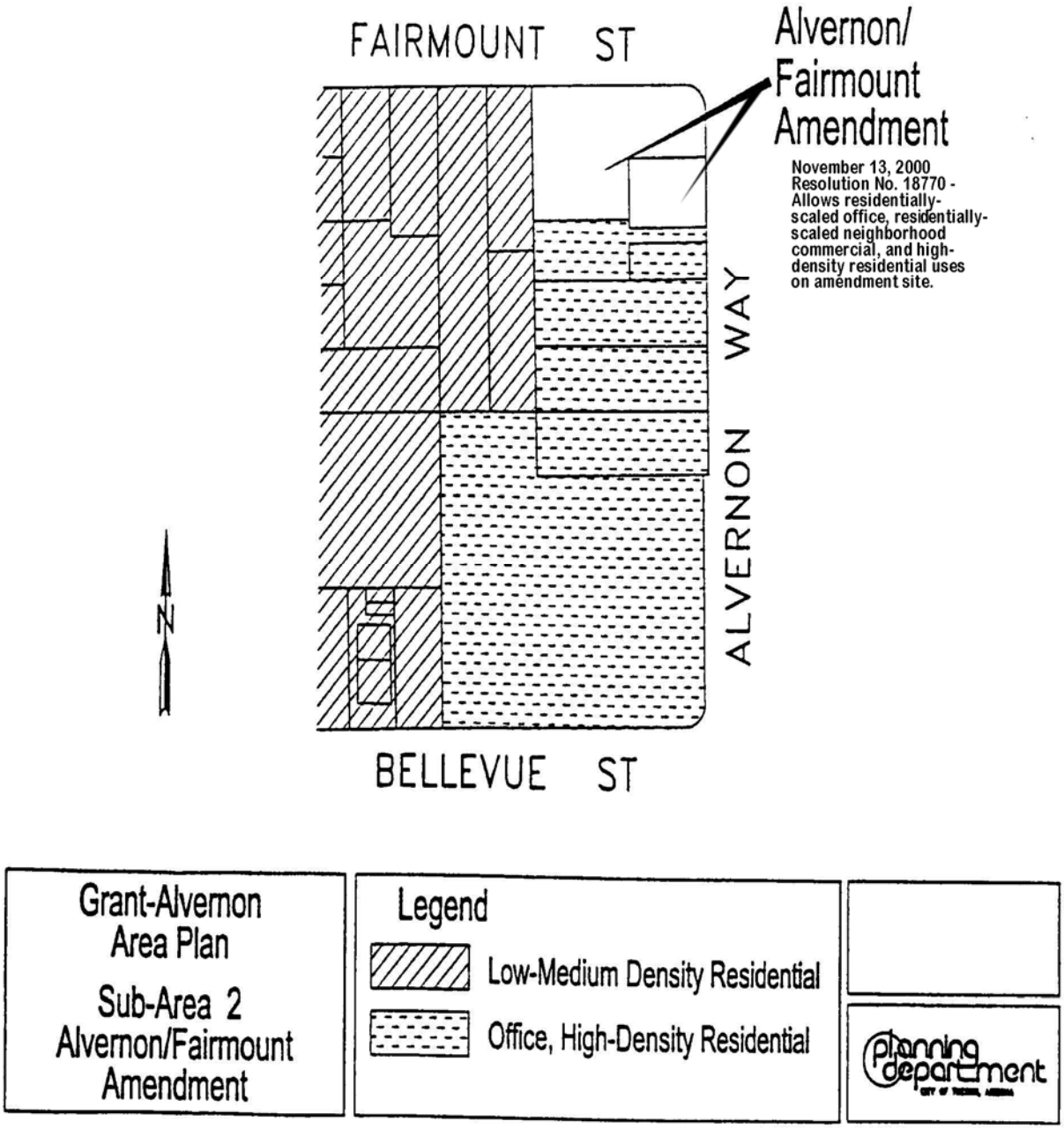

FAIRMOUNT ST
Alvernon/
Fairmount
Amendment
November 13, 2000
Resolution No. 18770 -
Allows residentially-
scaled office, residentially-
scaled neighborhood
commercial, and high-
density residential uses
on amendment site.
ALVERNON WAY
N
BELLEVUE ST
Grant-Alvernon
Area Plan
Sub-Area 2
Alvernon/Fairmount
Amendment
Legend
Low-Medium Density Residential
Office, High-Density Residential
planning department

D. INDUSTRIAL LAND USE POLICIES

Industrial Land Use Background: The Grant-Alvernon area contains a lower percentage of industrially zoned land than the City as a whole. Within the planning area, 0.3 percent of land area is industrial, compared with 4 percent Citywide. The Industrial Land Use Policies recognize existing industrial uses within the area, and encourage sensitive future development on those sites currently zoned for industrial use.

Intent Statement: The Industrial Land Use Policies support the maintenance and development of industrial uses, as permitted by current zoning. These policies are meant to be used in conjunction with the General Design Guidelines.

Policy 1. **Recognize the established P-I Park Industrial zoned district located south of Fort Lowell between Richey and Palo Verde, and allow expansion to the remainder of the block if appropriate design elements and buffering techniques are incorporated in the expansion to minimize impacts on adjacent residential uses, encouraging the upgrading and sensitive development of this area.**

Policy 2. **Prohibit zoning changes to allow new primary industrial uses on land that is currently zoned for residential, office, or commercial uses.**

Policy 3. **Encourage both new and existing industrial development in the Grant-Alvernon area to comply with federal, state, and local guidelines ensuring that:**

a. Noise, fumes, lighting, and other negative impacts are not extended off-site;

b. Any potentially noxious or hazardous materials, activity, and/or byproducts are separated from the environment in a safe and lawful manner;

c. There is adequate control and monitoring of pollution, including but not limited to visual and noise pollution; and

d. Emergency evacuation and containment procedures are established.

Policy 4. **Assure that existing non-conforming industrial uses located on residentially or commercially zoned property, upgrade as a condition of zoning applications.**

a. Non-conforming industrial uses should be permitted to expand if paving, landscaping, building renovations, and/or other site

improvements are made by the developer, and if the expansion is in keeping with current Code requirements for non-conforming uses.

b. In the event that a non-conforming industrial use is discontinued, consideration should be given to applications for Substitution of Non-Conforming Use when:

i. the site is upgraded with paving, landscaping, building renovations, and/or other improvements; and

ii. the proposed use is of the same or lower intensity than the use being replaced with regard to noise, traffic, odor, visual impact, etc.

E. PUBLIC/SEMI-PUBLIC LAND USE POLICIES

Public/Semi-Public Land Use Background: The planning area contains 5 percent public and semi-public land, equivalent to the Citywide percentage. Public land uses in the area include Wright Elementary School, Khalsa Montessori School, Doolen Middle School, Catalina High School, and Tucson Botanical Gardens. The City is currently in the process of choosing a site for a new library within the boundaries of the *Plan*. Semi-public uses include uses such as churches and public service agencies. The land use polices associated with these uses encourage the solicitation of neighborhood input during the design phase, the sensitive design of projects within the area, and the inclusion of neighborhood amenities in the design.

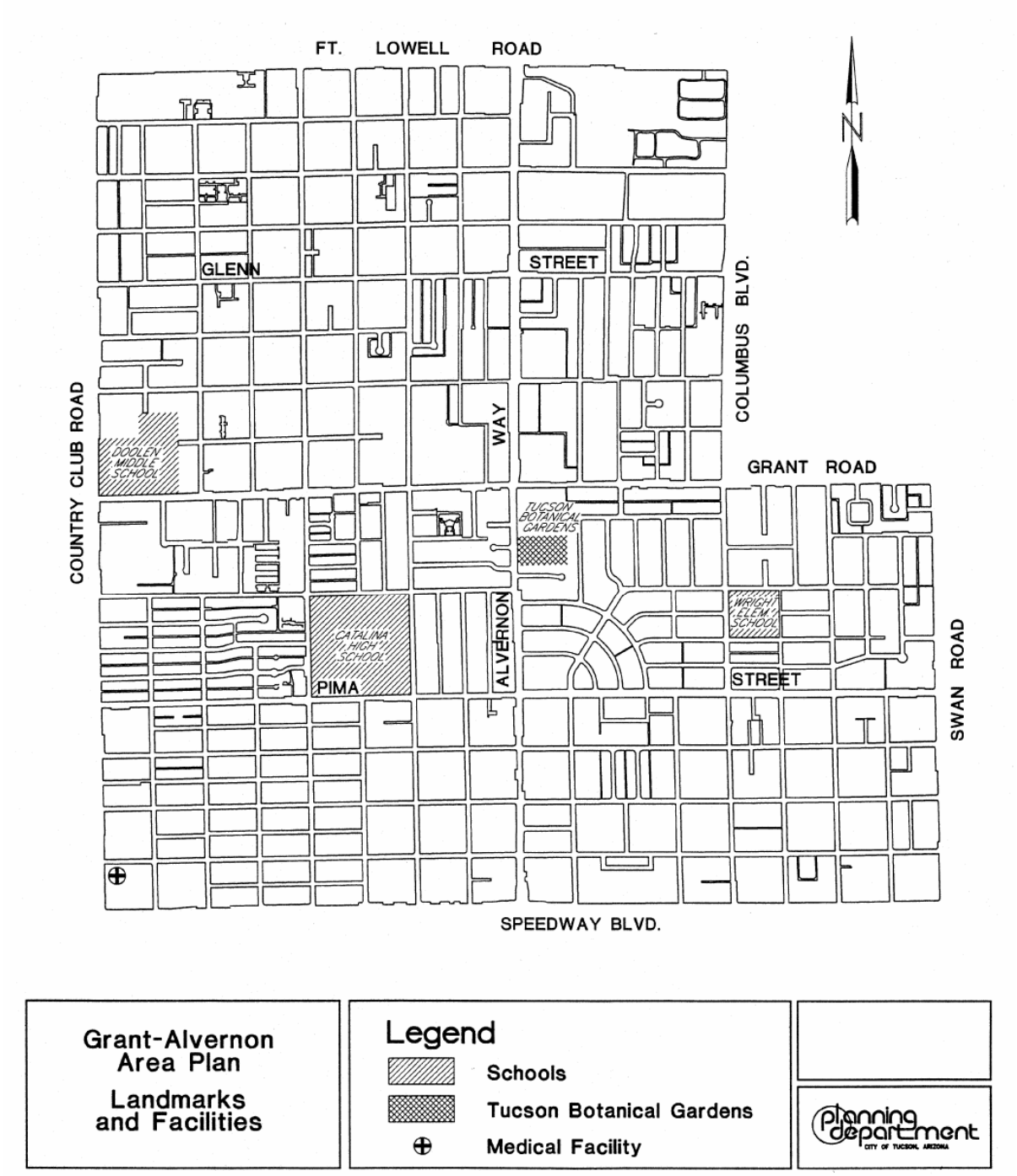
Intent Statement: The Public/Semi-Public Land Use Policies recognize the important role of such uses, and encourage the development of these uses in a manner which is compatible with the character and quality of Grant-Alvernon neighborhoods. These policies are meant to be used in conjunction with the General Design Guidelines.

Policy 1. **Encourage the maintenance and enhancement of existing public and semi-public uses such as schools, churches, social and cultural facilities.**

Policy 2. **Support the inclusion of neighborhood amenities (e.g., useable open space, recreational facilities, public art) in the development of public and semi-public facilities. Such amenities should be coordinated with input from local residents.**

Policy 3. **Encourage schools, churches, and other public and semi-public institutions in the Grant-Alvernon area to cooperate with the neighborhood to allow use of facilities for outdoor recreation, community activities, and meetings.**

Policy 4. Support the development of public and semi-public uses that are compatible with the physical environment and social needs of the Grant-Alvernon neighborhoods.



Policy 5. **Demonstrate sensitivity in the design and location of public facilities and open spaces through the guidance of the General Design Guidelines and local neighborhood input.**

Policy 6. **Implement the recommendations in the Neighborhood Park System Study, which supports the Tucson Parks and Recreation Master Plan 2000, by purchasing vacant land within the boundaries of the *Grant-Alvernon Area Plan* for a neighborhood park.**

Policy 7. **Support location of a library/learning center within the boundaries of the *Grant-Alvernon Area Plan*.**

Policy 8. **Support conversion of vacant lots into parks/open space when:**

a. The City has actively sought input from Grant-Alvernon residents and property owners regarding park/open space design and location;

b. Grant-Alvernon residents and property owners have agreed on park/open space design and location; and

c. The park/open space is designed using Safe by Design criteria with input from Tucson Police Department, to minimize potential for crime.

III. COMMUNITY POLICIES

A. HOUSING POLICIES

Housing Background: The Grant-Alvernon area covers about 2.5 percent of the City's total acreage, yet contains approximately 7 percent of the City's total housing units. Many of the residential units in the area were built between 1930 and 1960. Many of the older units are in need of maintenance and repairs. The Neighborhood Stress Profile (see Inventory) shows that the area contains some crowded housing and a slightly older than average housing stock in need of heating and plumbing fixture upgrades.

Inventory information shows that nearly two-thirds of the housing units in the area are occupied by renters; only about one-third are owner-occupied. Policies in this section aim at increasing homeownership.

Many of the policies in this section, and indeed in the *Plan* as a whole, focus on registered neighborhood associations as a tool for community organization. The reason for this is that neighborhood associations are recognized by the City and are informed of rezoning hearings and other public processes in the area. They also create a tool for the education of citizens and for the dissemination of information. Other positive effects of neighborhood associations are that they give members a sense of ownership of the community, a forum in which to discuss neighborhood issues, and an organized structure through which contacts with the City and other agencies can be established.

Intent Statement: The Housing Policies are intended to promote resident ownership, to preserve sound housing throughout the Grant-Alvernon area, and to provide guidance for programs to improve deteriorated housing.

Policy 1. **Encourage residents and property owners in the Grant-Alvernon area to form neighborhood associations and to register the associations with the Citizen and Neighborhood Services Office.**

Policy 2. **Encourage registered neighborhood associations to explore means to obtain funds and assistance to upgrade housing in the area.**

Policy 3. **Encourage registered neighborhood associations to minimize building rehabilitation costs by implementing a series of self-help programs for neighborhood property owners and residents by establishing a bank of surplus building materials, a tool library, and a bank of community labor which will facilitate donation of time and labor for assistance in upgrading deteriorating units.**

Policy 4. **Encourage area neighborhood associations to explore the use of tenant-to-owner conversion to maximize resident ownership.**

Policy 5. **Require that, if mobile home uses are discontinued, a relocation plan for mobile home residents shall be prepared by the applicant/property owner at the time of zoning application (including but not limited to rezoning, subdivision, land use change, expansion of non-conforming use, etc.) to ensure that residents are provided adequate time and relocation possibilities prior to development (see requirements of ARS 33-147601). This plan should address expense for relocation of elderly, handicapped, and low-income residents. Resulting development should be designed in a manner that is sensitive to adjacent residential uses and should conform to adopted land use *Plan* policies.**

B. NEIGHBORHOOD CONSERVATION/ENHANCEMENT POLICIES

Neighborhood Conservation/Enhancement Background: The Grant-Alvernon area, like the City of Tucson, is bonded by a cultural and physical fabric that serves to identify the area for local residents, creating a sense of place and neighborhood. This section addresses those elements and identifies ways in which area neighborhoods can be improved while strengthening community fabric and preserving the positive qualities of the neighborhood that make the area special to those who live and work there. Again, these policies emphasize the importance of neighborhood involvement. Part of the neighborhood's role, as defined in the following policies, is to determine what features of the neighborhood should be preserved and reflected in future development of the area. This exercise not only provides the City with information on what elements development in the area should incorporate, but gives the neighborhood a new awareness of the area's assets, and can provide new perspective on what changes might be appropriate.

Intent Statement: The Neighborhood Conservation/Enhancement Policies are intended to protect and enhance the residential character of established neighborhoods.

Policy 1. **Incorporate neighborhood amenities, including but not limited to open space, recreational facilities, and/or public art, into development projects wherever feasible. Such amenities should be developed with input from local neighborhoods.**

Policy 2. **Encourage neighborhood associations to coordinate volunteer efforts to upgrade landscaping in residential and commercial areas through means such as street-tree planting programs.**

Policy 3. **Promote the involvement of residents by governmental entities in determining types of public facilities to be located in Grant-Alvernon area.**

Policy 4. **Encourage neighborhood associations to establish Safe Kids programs to provide children with safe locations throughout the area.**

Policy 5. **Encourage residents to organize community activities such as block parties, festivals, educational programs, etc., to strengthen the fabric of the community.**

Policy 6. **Preserve design quality of residential areas through the following means:**

a. Neighborhoods are encouraged to identify features such as building materials, colors, landscaping, and building design that, by repetition, characterize their area, and to establish a list of such unifying elements.

b. Neighborhoods are encouraged to record, publicize, and disseminate to the public, potential developers, and City Planning Department the list of features characterizing their area which has been accepted by the neighborhood association(s).

c. Neighborhoods are encouraged to explore the use of urban conservation districts or other mechanisms to ensure appropriate development in terms of character and appearance.

IV. DESIGN GUIDELINES

Design Background: Design can be the most important element in determining whether a development "fits" into a neighborhood in terms of appearance and compatibility. Architecture, site layout, signage, and other elements can contribute to the aesthetics and fabric of the community by providing an attractive environment that is sensitive to surrounding uses. Because the need for compatibility and sensitive design is generally determined by the uses adjacent to proposed development, the following polices are categorized not by the proposed use of the development, but by the elements of the site. Compatibility issues can be identified by working with adjacent property owners and neighborhood associations prior to the preparation of development plans and drawings.

Property owners/developers are encouraged to consult the *Design Guidelines Manual*, which was compiled by the Planning Department to help to implement *General Plan* policies. The *Manual* describes a variety of design techniques to improve land use compatibility, street and neighborhood character, and overall community design. Guidelines in the *Manual* are not regulations or development standards. They supplement existing Land Use Code and other City regulations, but do not supercede adopted regulations or *Plan* policies. In the event of any conflicts between *Grant-Alvernon Area Plan* policies and *Manual* guidelines, the *Plan* policies take precedence.

Intent Statement: The General Design Guidelines are intended to ensure that development is designed in a manner that enhances the visual appearance of the Grant-Alvernon area, and

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The General Plan was originally adopted as the "*Comprehensive Plan*" pursuant to the Tucson *Zoning Code* and, subsequently, the Tucson *Land Use Code*. The term "Comprehensive Plan (CP)" was changed to the "General Plan" by Ordinance 9517 which was adopted by Mayor and Council on February 12, 2001. This change in title does not affect the content of the Plan.

that such development is compatible with existing land uses. The guidelines identify elements that

should be addressed in plan development, and suggest methods of implementation. They are designed to be used in various combinations, depending on the proposed development, the adjacent uses, and the existing site conditions.

A. GENERAL SITE DESIGN:

Guideline 1. Support child-friendly design of development, especially in public, commercial, and industrial land uses. Examples of child-friendly design elements include, but are not limited to:

a. high visibility of play areas and other areas that tend to be well-used by children;

b. safe, well-marked, high visibility pedestrian crossings;

c. use of public art that is sturdy, visually interesting, and "hands-on."

Guideline 2. Place new and existing utility wires underground where possible.

Guideline 3. Provide a well-defined pedestrian system linking adjacent uses, connecting to the public sidewalk system, offering convenient access to transit facilities, and providing secure bicycle parking facilities, as an integral component of development.

Guideline 4. Minimize the number of vehicular access points onto arterial and collector streets.

Guideline 5. Encourage the orientation of development to take advantage of solar energy and to integrate solar technology into the design.

Guideline 6. Design any development that will be adjacent to lower intensity uses to have similar spatial, mass, scale, and height elements that will harmonize with surrounding residential and nonresidential uses.

Guideline 7. Protect the privacy of adjacent residential uses by locating balconies and upper story windows away from residential uses and residentially zoned property.

Guideline 8. Shield all outdoor lighting and direct away from adjacent residential uses. Lighting fixtures should be as low in elevation as possible. Reflection of light should be minimized to protect residences and the viability of observatories in and around Tucson.

Guideline 9. **Where feasible, provide view corridors through proposed development to mountain peaks from at least one point on adjacent properties; for example, roof-lines can be varied to allow a view to mountain peaks.**

Guideline 10. **Design signs to be compatible with the landscape plan and reflect the architectural style or theme of the proposed development. Eliminate nonconforming signs in new or expanded development and redevelopment projects.**

Guideline 11. **Encourage development to incorporate pedestrian-scale art, such as murals, sculptures, and public spaces, into the design of the site.**

Guideline 12. **Encourage developers to design structures so that the rear and sides of buildings are attractive and/or consistent with the facades where the side or rear portion of the building will abut residentially zoned land or land used for residential purposes.**

Guideline 13. **In nonresidential development, encourage the use of exterior building colors that are predominant in the natural desert landscape.**

Guideline 14. **Provide interconnectivity between and among land uses. This can be accomplished by providing vehicular and pedestrian access between adjacent uses, integrating circulation, and reducing the number of vehicular curb cuts along the street.**

Guideline 15. **Concentrate office/commercial structures toward the street frontages when adjacent to parcels developed for residential use.**

Guideline 16. **Encourage owners/developers of office or commercial developments to provide a setback, from principal building(s) to property lines adjacent to parcels developed for residential use, a minimum of one and one half times the principal building height.**

B. FREESTANDING WALLS

Guideline 1. **Encourage the use of perimeter walls in development that is adjacent to existing lower intensity uses. Design walls to enhance development and complement existing, adjacent uses.**

Guideline 2. **Promote utilization of decorative materials (such as tile, stone, or brick), coarse textured covering materials (such as stucco or**

plaster), colors that are predominant in the natural desert landscape, or a combination of these techniques.

Guideline 3. **Along interior property lines, soften the visual impact of any wall greater than 75 feet in length and three feet in height, using one or more of the following techniques**

a. Vary the wall alignment (jog, curve, notch, or setback, etc.), and plant canopy trees in the voids created by the variations;

b. Plant canopy trees which are proportional in scale to the height of the proposed wall at least every 25 feet along the wall;

c. Use two or more materials or a visually interesting design pattern on the proposed wall.

Guideline 4. **Along street frontages, soften the visual impact of any wall greater than 75 feet in length and three feet in height, using one or more of the following techniques:**

a. Vary the wall alignment (jog, curve, notch, or setback, etc.), and, on the street side of the wall, plant trees and shrubs in the voids created by the variations;

b. Plant trees and/or shrubs, which are proportional in scale to the height of the proposed wall, at least every 25 feet on the street side of the wall;

c. Use two or more materials or a visually interesting design pattern, which will be visible from the street, on the proposed wall.

Guideline 5. **On street frontages, encourage the incorporation of pedestrian access points into the design of perimeter walls of greater than 75 feet in length.**

Guideline 6. **Encourage the planting of thorny vegetation along walls, and the use of anti-graffiti products on walls, to limit the impact of graffiti.**

Guideline 7. **Require masonry walls to be designed in such a manner that they will not impede storm water runoff.**

C. PARKING AND OUTDOOR STORAGE

Guideline 1. **Loading zones, dumpsters, storage areas, utility equipment, water-pumping stations, outdoor mechanical equipment, outdoor mechanical equipment use areas, loudspeakers, guard dogs, and other uses which will produce odor, visual, or noise, or other negative impacts on adjacent residential uses or residentially zoned property, should be located away from the residential property and buffered with landscaping and a minimum six-foot-high masonry wall.**

Guideline 2. **Meet all parking, loading, and vehicle maneuvering requirements on site.**

Guideline 3. **Provide evenly dispersed canopy trees within parking areas to provide shade and reduce "heat island" effects.**

Guideline 4. **Encourage the use of "inverted U-type" bicycle racks for all required Class 2 bicycle parking, and bicycle lockers for all required Class 1 bicycle parking.**

D. LANDSCAPING

Guideline 1. **Meet all screening and landscaping requirements on-site or within City right-of-way, if approved by the City Engineer.**

Guideline 2. **Plant a balanced mix of drought-tolerant canopy trees, understory shrubs, and groundcover that will visually enhance the area, especially along the frontages of streets designated by the *Major Streets and Routes Plan* as arterials or collectors. Placement of trees should provide shade to pedestrian areas and bus stops whenever possible.**

Guideline 3. **Utilize accent plants at the intersections of major streets and for primary entry areas of development.**

Guideline 4. **Incorporate water-harvesting techniques into the landscape irrigation design.**

Guideline 5. **Provide evenly dispersed canopy trees within parking areas to provide shade and reduce "heat island" effects.**

E. DEFENSIBLE SPACE

Guideline 1. **Utilize curbs and sidewalks to define public, semi-public, and private areas.**

Guideline 2. **Utilize screening which allows visibility and surveillance of the development and/or which creates an effective barrier around the property.**

Guideline 3. **Utilize plant material in areas adjacent to doors and windows. Plants should be of such height (e.g. less than 30 inches or with a greater than six-foot canopy) to retain visibility of building openings from the street or from other development. Where possible, thorny or spiny plant material should be utilized.**

Guideline 4. **Define areas of influence through the use of design elements such as walls, fences, changes in level or grade, lighting, color, or changes in paving texture.**

Guideline 5. **Locate building entryways so they are visible from other buildings. Locate apartment entryways so that they are visible from other apartments.**

Guideline 6. **Design entryways to provide residents with a view from their unit into the corridor that serves them.**

Guideline 7. **Provide vandal-resistant lighting at doorways and windows.**

Guideline 8. **For multifamily residential development, design stairways to serve a minimum number of units.**

Guideline 9. **For multifamily residential development, provide each residential unit with an area of responsibility that extends beyond the entryway, with features such as**

a. Use of amenities and distinctive design elements that extend the private space of individual units into landings and corridors;

b. Dispersal and symbolic designation of development amenities to certain units or clusters of units;

c. Location of children's play areas and other outdoor recreation areas in the center of the development so that they are visible from a maximum number of units, and so noise impact to adjacent properties is minimized.

V. TRANSPORTATION POLICIES

Transportation Policies Background: Transportation facilities (streets, medians, and alleys) account for 14 percent of the area land use. Thus, the design, appearance, and level of usage can have a significant impact on the quality of life within the *Plan* boundaries. The major streets within the area include the following arterials: Alvernon Way, Country Club Road, Fort Lowell Road, Grant Road, Speedway Boulevard and Swan Road; and, the following collector streets: Columbus Boulevard, Glenn Street and Pima Street. The volume of traffic using these major roadways has steadily increased over the years. From 1985 to 1995, the overall volume increased by 36 percent, to nearly 350,000 vehicles per day.

Intent Statement: These policies are designed to encourage consideration of the quality of life of the residents of the Grant-Alvernon area when planning and implementing transportation projects or when undertaking construction work within rights-of-way.

Policy 1. Encourage neighborhoods to investigate opportunities to redirect, discourage and/or calm through-traffic in residential areas. This might be accomplished through such means as:

a. Calming and/or reduction of interior neighborhood traffic through the use of speed humps, raised intersections, raised crosswalks, landscaped bumpouts, chicanes, mini-medians or other geometric modifications;

b. Limited four-way stops when traffic volumes warrant; and

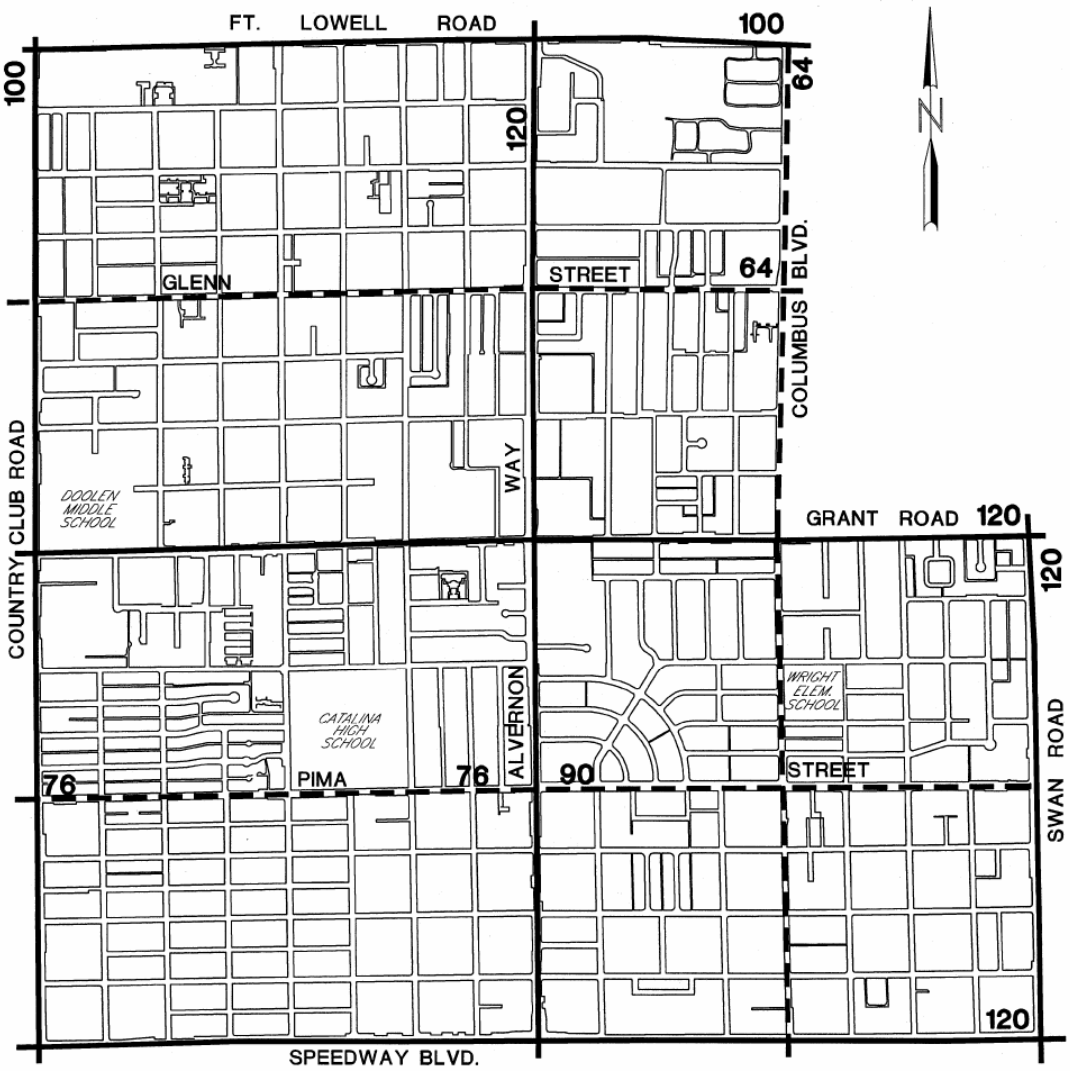
c. Local street closures within the framework of a traffic management system when parallel streets will not be unduly burdened by redirected traffic.

Policy 2. Improve pedestrian and bicycle facilities.

a. Explore opportunities to better maintain existing sidewalks and to build additional sidewalks within the area;

b. Work with SunTran to place shaded benches, trees, and shelters at key bus stops, such as those at major intersections, activity centers, and employment centers. Explore opportunities for the placement of unique or artistic bus stops in the area;

c. Encourage the development of additional bicycle routes with emphasis on a bicycle connection to the Rillito River Park Trail; and



Grant-Alvernon Area Plan

Major Streets and Routes

Legend

Arterial Street

Collector

90 Future Right-of-way Width

planning department
CITY OF TUCSON, ARIZONA

d. Enhance the pedestrian and bicycle facilities, as funds become available, along Columbus Avenue, Glenn Street, Pima Street and Speedway Boulevard which are designated as Urban Trails in the *Parks, Recreation, Open Space and Trails (PROST) Plan*. Pedestrian and bicycle facilities along Grant Road and Dodge Boulevard, which are not designated as Urban Trails by *PROST*, should also be enhanced as funds become available.

Policy 3. Encourage the inclusion of public art, drought-tolerant landscaping and street furniture in the design of roadway improvements.

Policy 4. Support the funding of the Country Club Road improvements which will result in a four-lane roadway with sidewalks, bicycle lanes, and landscaped median, from Glenn Street to Speedway Boulevard.

Policy 5. Strongly support maintaining Pima Street in its designation as a collector street within the Plan area. Amend the *Major Streets and Routes Plan* to convert all of Pima Street within the *Plan* area to a 76-foot right-of-way configuration. A 76-foot right-of-way is the current configuration of Pima Street, and the *Major Streets and Routes Plan* should reflect the same. The City of Tucson should retain the balance of any existing right-of-way over the 76-foot right-of-way cross-section.

Policy 6. Grant Road: Strongly support the improvement of Grant Road to improve its capacity and to reduce traffic on Pima Street and Glenn Street. The proposed design may exceed the cross-section anticipated by the *Major Streets and Routes Plan* and may therefore be developed as a specific project. This occurrence will require an amendment to the *Major Streets and Routes Plan* and will provide opportunities for citizen participation in the design.

a. Encourage Tucson Department of Transportation (TDOT) to individually notify each of the *Grant-Alvernon Area Plan* Steering Committee members for inclusion in the public participation process.

b. Promote consideration of the quality of life in the neighborhoods adjacent to Grant Road, by exploring:

i. acceptable means of noise mitigation, such as sound walls;

ii. opportunities for residents of the surrounding neighborhoods to access businesses along Grant Road in a safe and convenient manner; and

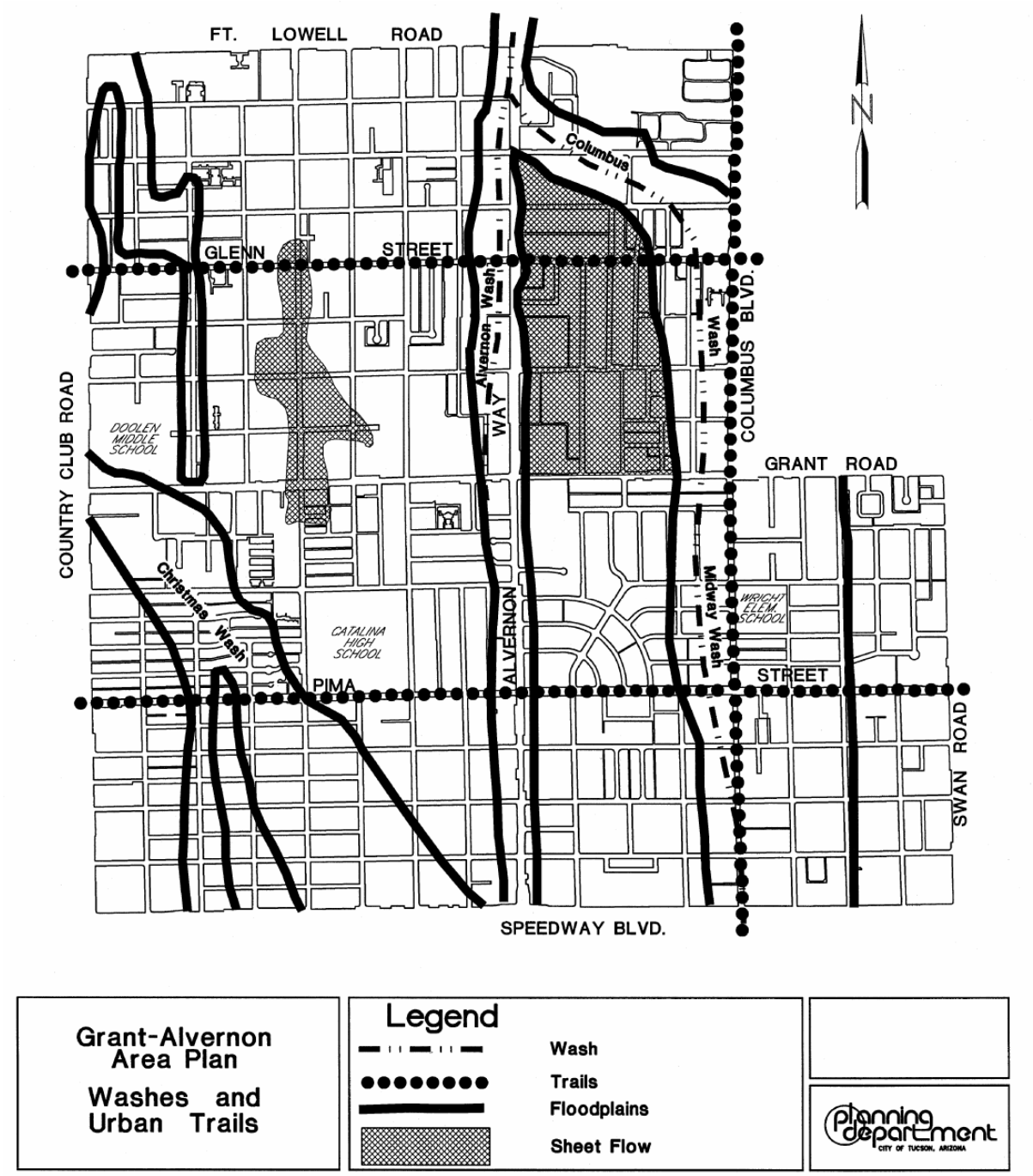
iii. inclusion of landscaping and art as part of the project to mitigate the impacts of the traffic on Grant Road.

iv. elimination of nonconforming signage on the Grant Road frontage.

Policy 7. Dodge Boulevard: Support the development of a neighborhood traffic mitigation plan for Dodge Boulevard to reduce traffic on Dodge and maintain its status as a local street. Dodge Boulevard should be considered for pedestrian and bikeway improvements as part of that plan.

VI. STORMWATER MANAGEMENT AND FLOOD CONTROL POLICIES

Stormwater Management and Flood Control Policies Background: Four washes cross the planning area: Alvernon Wash, Christmas Wash, Columbus Wash and Midway Wash. The Alvernon Wash begins south of Grant Road and flows north along Alvernon Way until it converges with the Columbus Wash southeast of the intersection of Fort Lowell Road and Alvernon Way. From this confluence the Alvernon Wash continues its northward flow to the Rillito Creek. Midway Wash enters the *Plan* area at Speedway Boulevard, east of Columbus Boulevard, and flows northeast. North of Seneca Street the wash aligns with Columbus Boulevard and becomes Columbus Wash. Columbus Wash begins a westerly flow at Blacklidge and turns northwest to converge with the Alvernon Wash. Christmas Wash enters the Planning area at Speedway Boulevard, west of Alvernon Way, and flows northwest to Grant Road where it turns to follow Country Club Road. A small branch of the wash flows north on Edith Boulevard to Blacklidge and then converges with the main channel at Fort Lowell Road. The wash then continues its northwest flow to the Rillito Creek.


FT. LOWELL ROAD
GLENN STREET
COUNTRY CLUB ROAD
DOOLEN MIDDLE SCHOOL
Columbus
Alvernon Wash
ALVERNON WAY
Wash
COLUMBUS BLVD.
GRANT ROAD
Christmas Wash
CATALINA HIGH SCHOOL
Midway Wash
WRIGHT ELEM. SCHOOL
PIMA STREET
SWAN ROAD
SPEEDWAY BLVD.
N
Grant-Alvernon Area Plan
Washes and Urban Trails
Legend
Wash
Trails
Floodplains
Sheet Flow
planning department
CITY OF TUCSON, ARIZONA

Over the years, the urbanization of the Tucson Basin has resulted in a measurable increase in surface runoff. This increase is a direct result of the paving of streets and parking lots, the construction of buildings on natural vacant land and the development of other physical features which increase the volume and velocity of floodwater along the City's streets and drainageways.

Sheet Flow

Within the planning area, several neighborhoods experience problems with sheet flow. Sheet flow is the uncontrolled flow of stormwater outside of wash channels or other drainageways. Sheet flow typically occurs in streets and can spread onto the adjacent properties. One of the impacted neighborhoods is located between the Alvernon and Columbus Washes in the area generally bounded by Fair Oaks Avenue on the east, Alvernon Way on the west, Flower Street on the south, and the confluence of the Alvernon and Columbus Washes on the north. This area constitutes the five hundred year floodplain and the portion of the one hundred year floodplain with average flood depths of less than one foot.

Another neighborhood that experiences problems with sheet flow is located in the area centered around Palo Verde Avenue, generally bounded by Sparkman Road on the west, Richey Boulevard on the east, Glenn Avenue on the north, and Grant Road on the south. Although this area is not identified by Federal Emergency Management Agency (FEMA) as being part of a floodplain, residents of the area complain of sheet flow in the roadways and flooding. The City of Tucson Floodplain Engineering Division has verified this area as being prone to sheet flow.

Flood Hazard Study

The Tucson Stormwater Management Study (TSMS) assigns a high priority to the completion of a Flood Hazard Study for the Alvernon Wash watershed, which includes the Alvernon, Columbus and Midway washes. The Flood Hazard Study is proposed to better define the extent of the flooding potential. The TSMS recommends the Flood Hazard Study include provisions for public education, with the City notifying property owners and residents of potential flooding hazards. The public education element of the study would also include other non-structural stormwater management measures individual property owners or residents can undertake to protect themselves and their property. These recommendations would be in addition to the purchase of flood insurance by owners or the purchase of content insurance by renters.

Intent Statement: It is the intent of the Stormwater Management and Flood Control Policies to protect development in the proximity of watercourses and to take steps to mitigate existing flooding problems.

Policy 1. Encourage a comprehensive approach to stormwater management and flood control.

a. Requiring all development to be compatible with the stormwater management and flood control program. At the time of rezoning submittal or site plan review the developer shall submit the requested hydrology/hydraulic studies, which consider and mitigate the project's impacts on other structures and properties and on public infrastructure within the project vicinity.

b. Encouraging the City to complete the Flood Hazard Study, including the public education element, for the Alvernon Wash watershed as soon as funds are available.

Policy 2. Encourage compatibility of stormwater and flood control measures with the surrounding environment.

a. Promote the utilization of natural appearing materials and landscaping for any detention/retention facilities required for development or redevelopment.

Policy 3. Encourage the City work with Pima County Flood Control District and the Army Corps of Engineers to complete the Capital Improvement Program drainage projects.

Columbus Wash Drainage Relief, Phase Two: Storm drain system along Belvedere, from Grant Road to Speedway Boulevard.

Grant, east of Alvernon Way: Spot improvement.

Palo Verde Road from Glenn Street to Grant Road: Design and construction of drainage improvements to eliminate local flooding problems.

Pima Street, Alvernon Way to Swan Road: New storm drains to be included as part of road improvement project.

Water harvesting in encouraged to be incorporated into public right-of-way and other project design.

VII. PLAN ADMINISTRATION GUIDELINES

Plan Administration Background: Some subdivision plats, acreage plots, and separate parcels of land incorporate private covenants and other private deed restrictions. While private deed restrictions are not enforced by the City of Tucson and do not influence action related to certain approvals and decisions (rezonings, variances, etc.), many of the neighborhood associations diligently enforce them. Developers should inform themselves of whether such private deed restrictions exist because they may affect/influence parcel development or use of the property.

On occasion, variance requests from the *Land Use Code* and applications requesting Substitution of Nonconforming Use, Temporary Use, or Special Exception permits are submitted to the Planning Department for consideration. Although the *Land Use Code* requires notification of adjacent residents for such requests, these variances are not subject to plan compliance requirements under State statutes. However, when an application is submitted, staff will refer to *Plan* policies to formulate staff's position on these applications/requests. Based on whether the variance request complies with the intent of the pertinent *Plan* policies, staff may not support the request, support it as requested, or support the request with added conditions that make the variance more palatable.

Intent Statement: These guidelines are intended to identify the responsibilities of the City of Tucson Planning Department, Citizen and Neighborhood Services Office, developers, and the neighborhood association(s) and representatives in the *Plan* implementation process.

Guideline 1. Provide for citizen input in the *Plan* implementation process.

a. Rezoning applicants are required to notify and offer to meet with affected neighborhood association(s) and adjacent property owners regarding rezoning requests prior to submittal of the rezoning application (LUC Section 5.4.5.2). In more complex rezoning requests, staff encourages rezoning applicants to offer to hold additional informational meetings with the affected neighborhood association(s) and adjacent property owners as necessary to further explain or clarify the rezoning proposal.

b. When a change of condition(s) or concept plan is requested for a rezoning, Planning staff will schedule the request for public hearing before Mayor and Council when one or more of the following changes has the potential to negatively impact surrounding property owners:

i. significant increases in the intensity of the development;

ii. changes in traffic patterns;

iii. substantial increases in the height or mass of buildings;

iv. significant increases in the height or intensity of security lighting;

v. expansion into or relocation of proposed open space or undisturbed natural areas;

vi. expanded hours of operation.

c. Prior to formalizing a development plan, encourage developers/builders to notify and offer to meet with affected neighborhood association(s) and property owners for the purposes of obtaining input and recommendation.

d. Continue to encourage neighborhood associations within the planning area to maintain up-to-date records of association representatives with the City's Citizen and Neighborhood Services Office.

Guideline 2. Demonstrate compliance with the *Grant-Alvernon Area Plan* Land Use Policies and the General Design Guidelines in rezoning applications.

Guideline 3. Encourage public entities to notify and offer to meet with affected neighborhood associations and property owners regarding proposed public facilities and infrastructure projects prior to completion of preliminary design.

Guideline 4. Review the Grant-Alvernon Area Plan for possible revision after five years or as conditions warrant to ensure that the Plan remains responsive to the needs and concerns of the area.

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