

Planning Commission – Study Session
October 15, 2014

Broadmoor – Broadway Village
Neighborhood Plan, PA-13-01



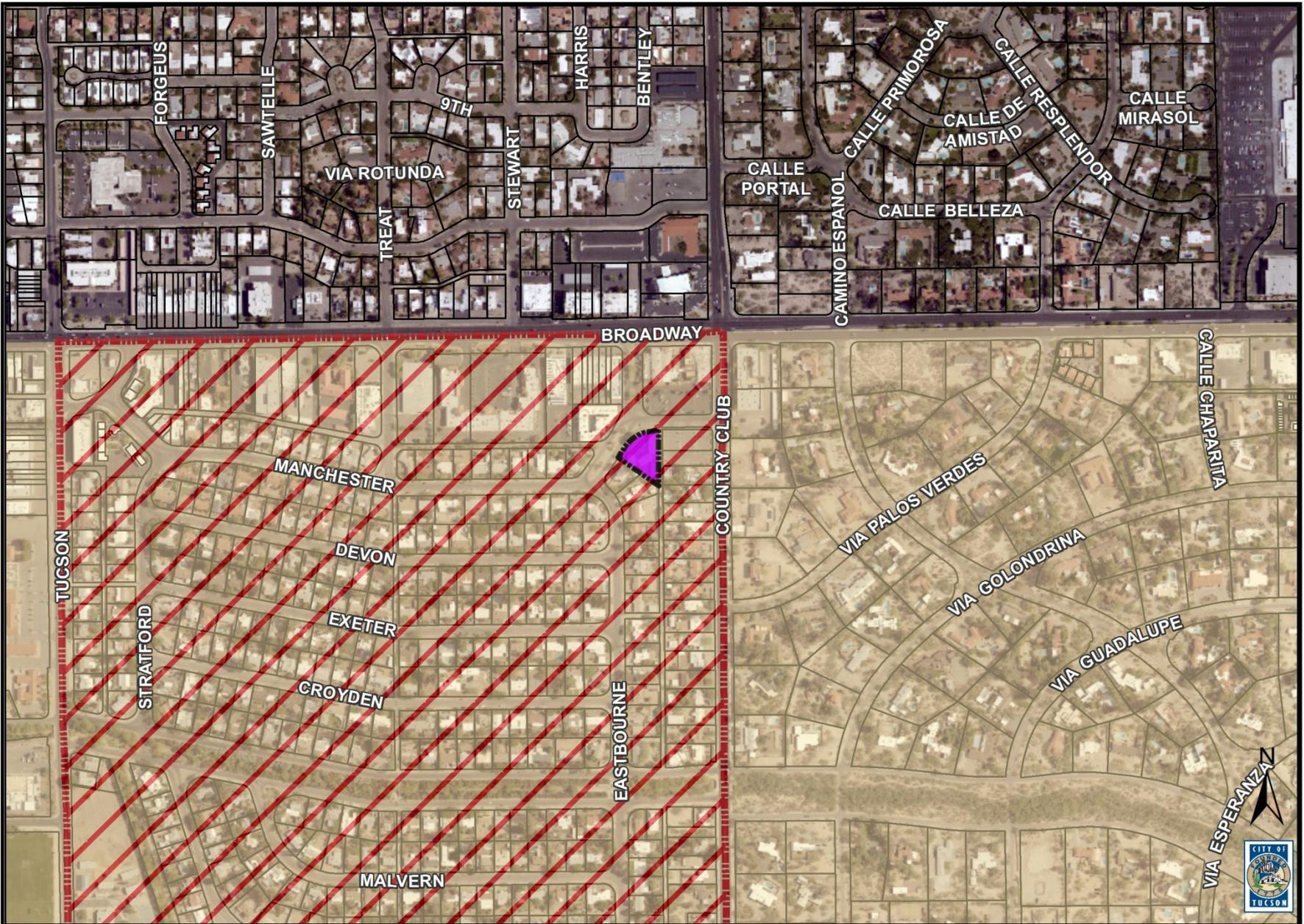
Planning and Development Services

Oct 15, 2014

Issue:

Request to amend the *Arroyo Chico Area Plan (ACAP)* and the *Broadmoor-Broadway Village Neighborhood Plan (BBVNP)* to allow a parking use designation for the 21,780 square-foot parcel at the southeast corner of Eastborne and Manchester, south of the Broadway Village Shopping Center. The site is currently developed with the Americana Apartments.

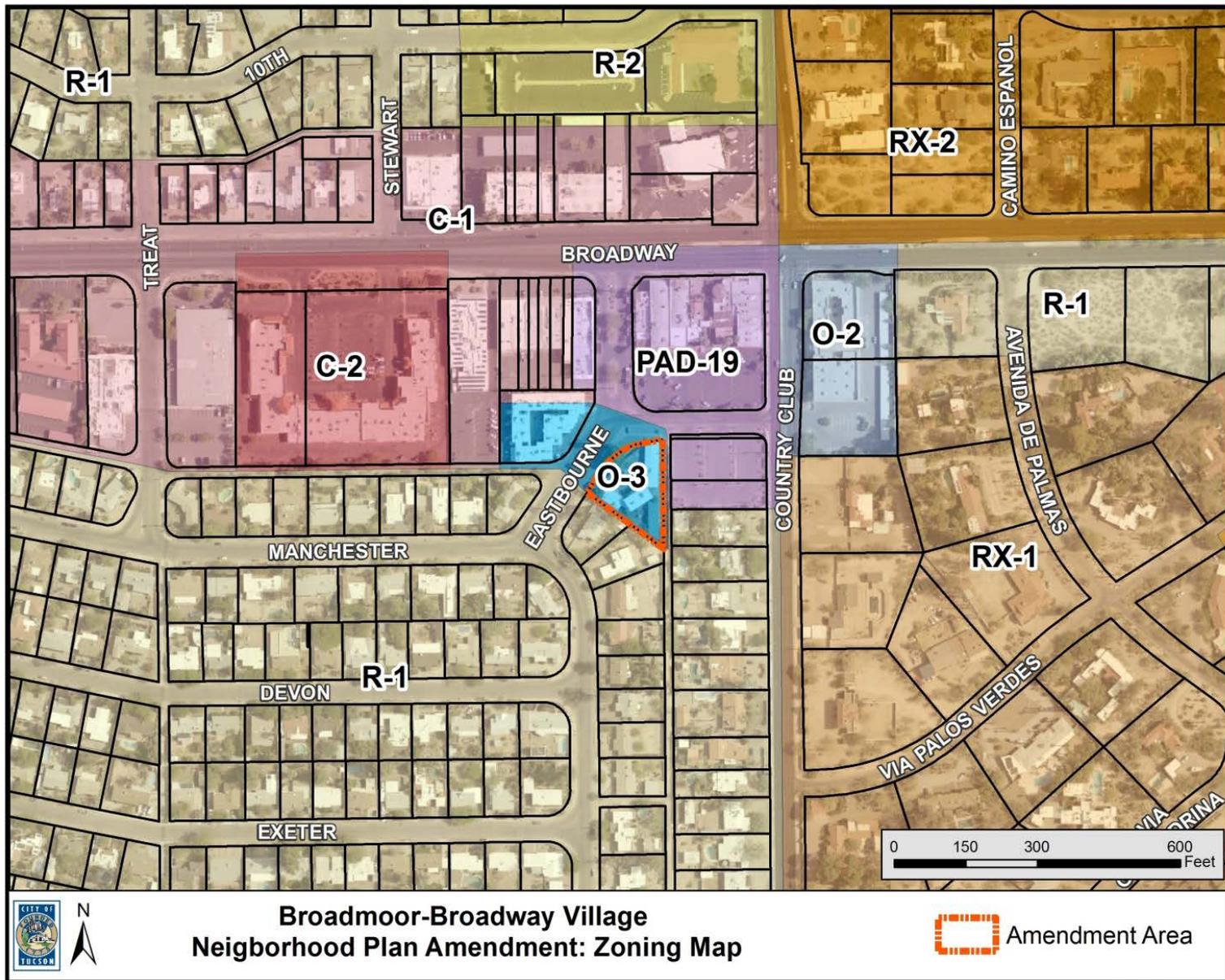




**Broadmoor-Broadway Village
Neighborhood Plan Amendment: Context Map**

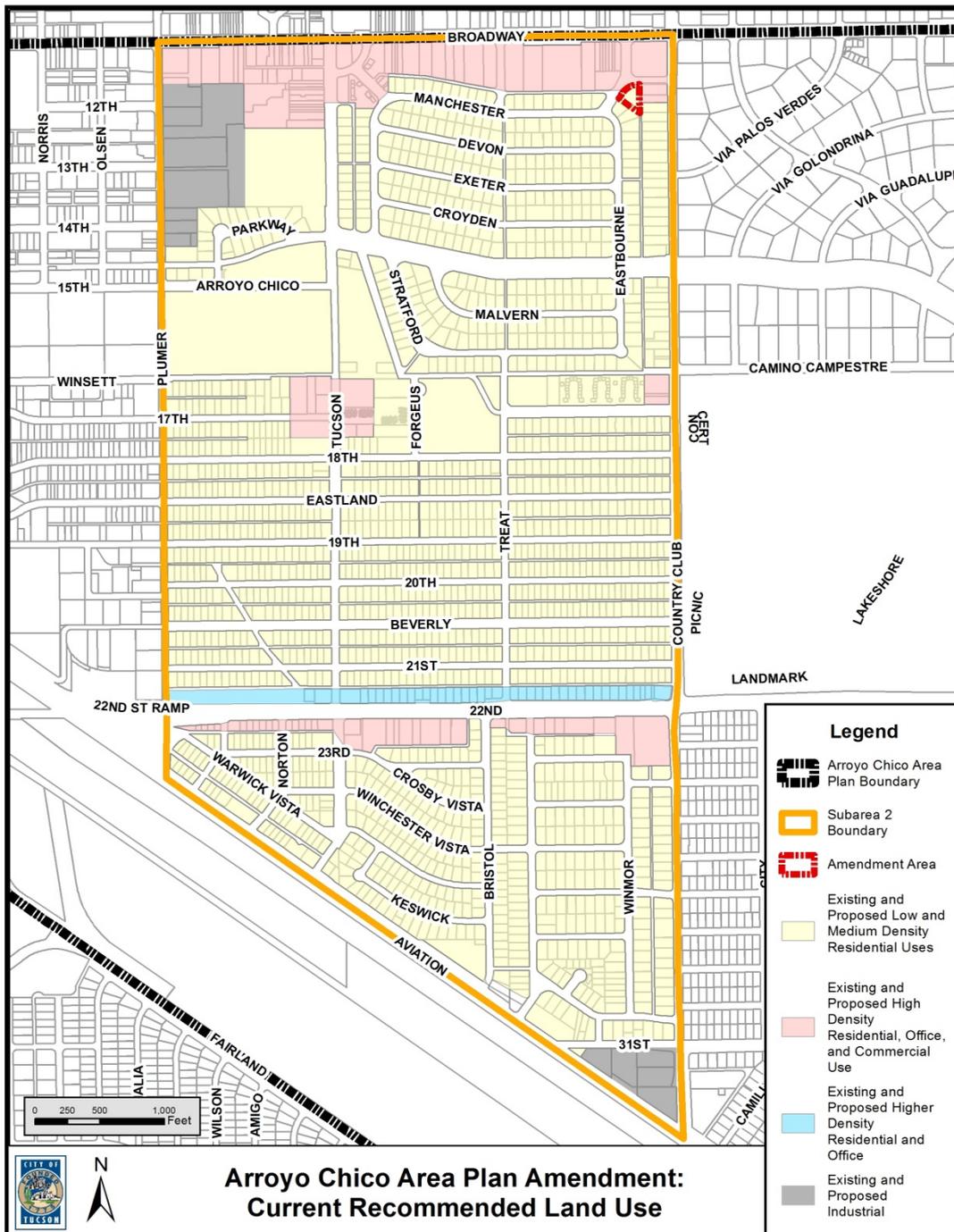
- 
Amendment Area
- 
Arroyo Chico AP
- 
Broadmoor - Broadway NP

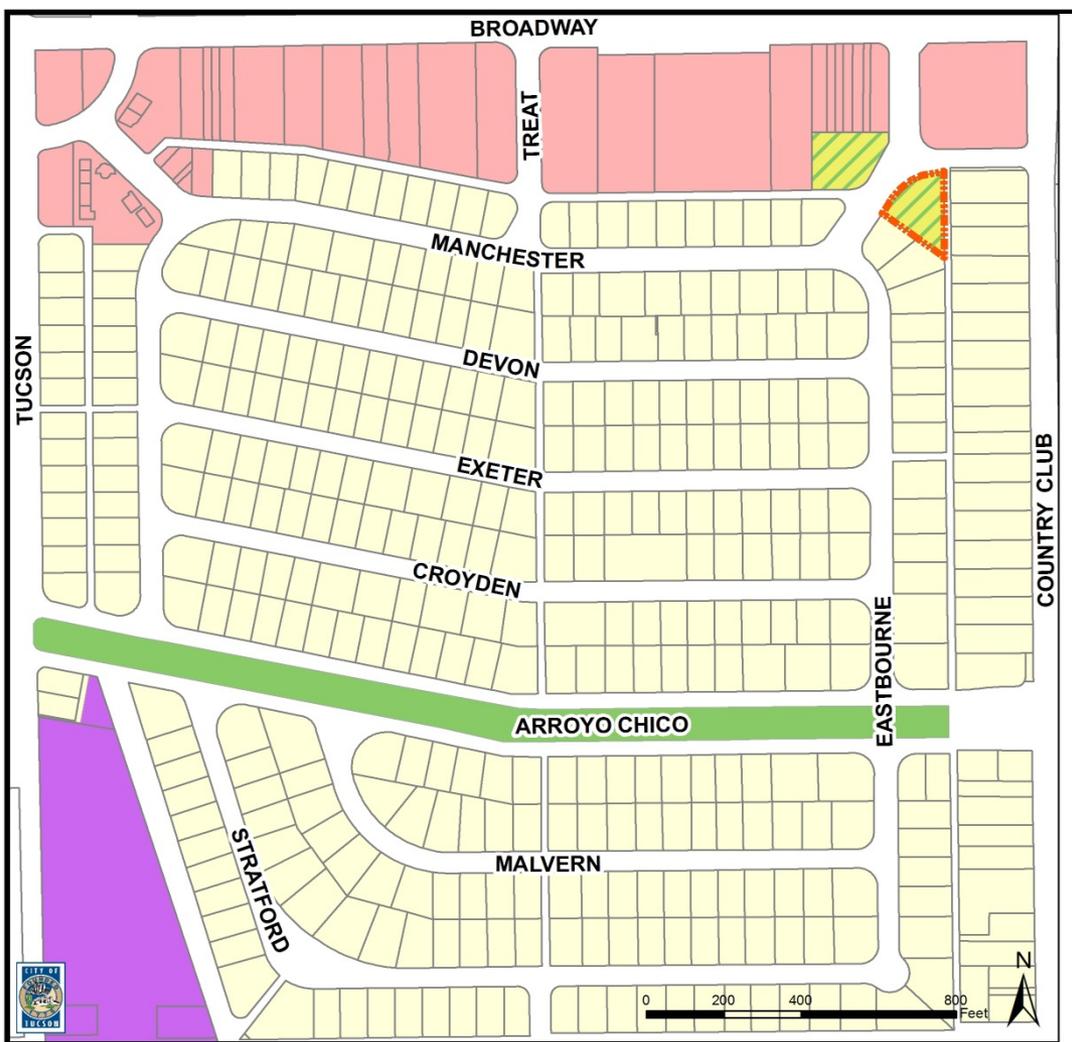




- Current Zoning: 0-3 (Office)
- Proposed Zoning: P (Parking)

- ACAP map designates amendment area parcel as Low to Medium Residential





- Legend**
- Amendment Area
 - Drainage/Open Space
 - High Density Residential/Office/Commercial
 - Institutional
 - Low Density Residential
 - Medium to High Density Residential

**Broadmoor - Broadway Village
Neighborhood Plan**

Recommended Land Use Map

Nonresidential Policy I C:
Limit the expansion of commercial uses
by prohibiting rezoning of abutting
residential use to parking areas.

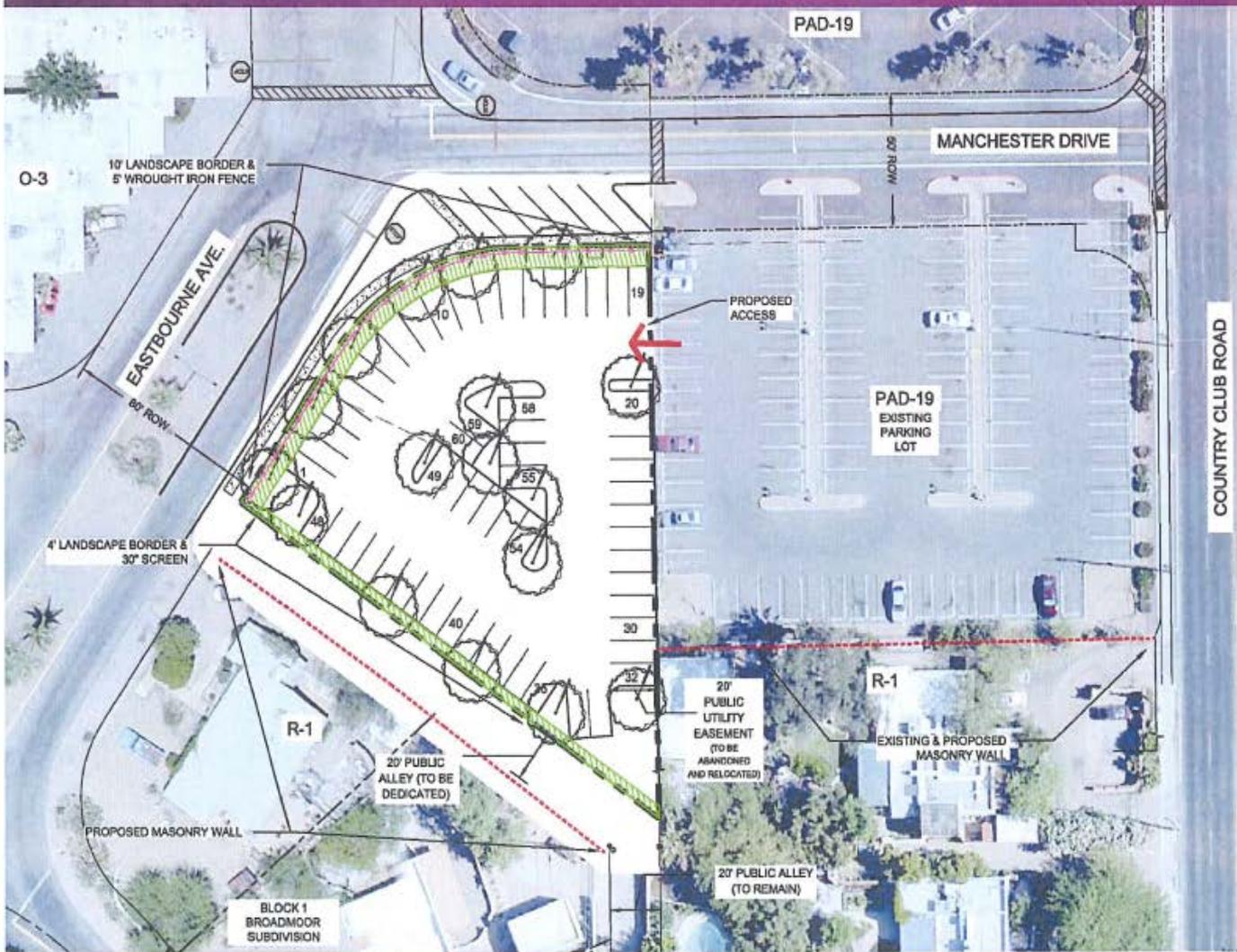
- *BBVNP* map designates amendment area parcel as Medium to High Residential
- *BBVNP* Nonresidential Policy I.C. prohibits the rezoning of abutting residential uses to parking areas for the expansion of commercial uses.



Broadmoor-Broadway Village Neighborhood Plan Amendment: Site Detail



Amendment Area



LEGEND

-  PROPERTY BOUNDARY
-  LANDSCAPE BORDER
-  MASONRY WALL
-  5' WROUGHT IRON FENCE

NOTES

- SITE ACREAGE: 0.49 AC
- EXISTING ZONING: O-3 (OFFICE)
- PROPOSED ZONING: P (PARKING ZONE)
- NEW PARKING STALLS IN PROJECT BOUNDARY: 60



 SCALE: 1"=40'

 PROJECT: ALL-01 DATE: 06/25/14

 REF NAME: ALL-01-01E 061714-C REV:DWG



COUNTRY CLUB ROAD

Plan Policy Direction:

- *Plan Tucson* identifies Broadway Boulevard as a mixed use corridor which supports redevelopment and revitalization of existing commercial land use that will stabilize and enhance the transition edge when adjacent to residential uses
- *ACAP* identifies Broadway Boulevard as a major street corridor where commercial developments should be consolidated at major street intersections and integrated with adjacent commercial development (including joint access and shared parking) when designated to be compatible with adjacent residential uses.
- *BBVNP* recognizes Broadway Boulevard as the appropriate location for commercial development with a focus on compatibility of nonresidential and adjacent single-family residential uses. *BBVNP* also supports buffering between high-density and less intense development and seeks to preserve the neighborhood's single-family residential character while supporting its commercial district along Broadway.

A parking lot in this parcel will:

- Preserve the single-family residential character of the neighborhood by serving as a buffer between commercial and residential uses
- Enable Broadway Village shopping center to thrive in a way that preserves its current character and historical significance.
- Create a space for employee parking, allowing customers to park closer to businesses
- Provide an opportunity to create a stand-alone parking lot that could be used by other adjacent businesses along Broadway Boulevard
- Promote safety and reduce traffic on Eastbourne and Manchester (as access to proposed lot will be through existing lot to the east).
- Discourage on-street parking by offering a designated space for overflow parking

- **Staff recommends the Planning Commission set this item for Public Hearing at the December 3, 2014, meeting.**



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