

## Exhibit J -- Plan Conformance Matrix

### Mountain View Neighborhood Analysis of Conformance with the NAP and Plan Tucson

NAP Policy	Subdivision Performance	Responses
<p><b>Residential Guidelines</b></p> <p><b>Policy 1: Preserve and enhance the integrity of the established neighborhoods. (p. 10)</b></p>	<p>The existing neighborhood is predominantly (69.47%) detached single-family residences, representing a diverse range of styles, building materials (brick, adobe, block), and construction dates (mainly from 1931 to 1978). All have perimeter yards (front, rear, sides) with fairly traditional setbacks, and most are single-story structures. The majority (64.94%) fall under the Northside Area Plan definition of low-density.</p> <p>The subdivision fails to preserve and enhance the existing character of the neighborhood because it:</p> <ul style="list-style-type: none"> <li>* proposes density of detached single-family units well in excess of the existing low-density character of the neighborhood</li> <li>* consists entirely of two-story, frame/stucco structures of a modern, boxy design with little architectural variation</li> <li>* includes drastically reduced interior setbacks and minimal front, rear, and side yards</li> </ul>	<ul style="list-style-type: none"> <li>• The Subdivision will preserve and enhance the neighborhood because it is adding single-family, residential homes for sale to an existing residential neighborhood. The densities of these homes are similar to the existing densities around the Site, and appropriate for the area. An influx of new homes into this established neighborhood will provide housing variety and bolster property values. New home ownership will preserve and enhance this area for decades to come.</li> <li>• The Subdivision proposes nine different housing models within the 76 units, and requirements that these units cannot repeat within every fourth home.</li> <li>• There are no policies that restrict two-story units, nor any policies that restrict building materials or architectural styles. The NAP has no architectural guidelines.</li> <li>• The Subdivision meets all required setbacks.</li> </ul>
<p><b>a. Direct through traffic and traffic generated by more intense uses onto major streets.</b></p>	<p>The proposed subdivision is surrounded by local streets, Fremont, Holaway, Halcyon, Haven, and Kleindale. Access to any arterial street or collector street is approximately 1000 feet away as measured from the center of the proposed Subdivision. The established neighborhood is one-half mile on each side, with an area of one-quarter square mile, and the subdivision is located in the center of this square which places it at the farthest distance from an arterial or collector street of any existing property in the established neighborhood.</p>	<ul style="list-style-type: none"> <li>• Access to Mountain is approximately 700 ft from Subdivision entrance to Mountain Ave. and approximately 900 ft. from Subdivision entrance to Prince. Access to these major streets is direct, and mimics the existing access of the multi-family residences that surround the Site.</li> <li>• The Subdivision's traffic will be spread between both access points, one on the north to</li> </ul>

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	<p>The Subdivision proposes more single-family residences per acre than currently exists in the neighborhood and surpasses the density of many multi-family residences in the established neighborhood. The Subdivision will more than double the number of residences possibly having direct access to Fremont Avenue and, extrapolating from the two-car garages and multi-bedroom units, will significantly increase traffic along local streets. When making improvements to Mountain Ave Phase III: Roger Road to Fort Lowell, planners and designers explicitly noted the "classic local architecture, and the rustic charm of the U of A farm and agricultural research center." Each phase of Mountain Ave. took into account the "distinctive character of each neighborhood along the route." Phase III explicitly included "a number of improvements, with no widening, so that this stretch remains a quiet, two-lane roadway."  <a href="https://www.tucsonaz.gov/projects/mountain-ave-roger-road-fort-lowell">https://www.tucsonaz.gov/projects/mountain-ave-roger-road-fort-lowell</a>. (Continued)</p>	<p>Fremont and the other to the south on Halcyon. At the neighbors' request, Kleindale will have to access. The Subdivision's traffic will be spread between the two access points, and will be directly funneled to Prince or Mountain. This dispersion of traffic will not significantly increase traffic along these local streets.</p>
NAP Policy	Subdivision Performance	
Residential Guidelines		
<p>a. Low-density residential developments are generally appropriate within the interior of established low-density neighborhoods and along local streets.</p>	<p>The proposed Subdivision is situated in the geographic center of the well-established, low-density Mountain View Neighborhood and will be developed solely along local streets. The Subdivision proposes a density that falls at the high-end of the NAP definition of medium density, well in excess of the density of single-family residences within the existing neighborhood.</p> <p>Single-family residence density within the existing neighborhood predominantly falls within the NAP definition for low-density ("average density up through six units per acre, primarily single-family, detached residences"). This definition of low-density and guidelines for its appropriateness along local streets and in the interior of established neighborhoods is reiterated in Plan Tucson (see Chapter 3; p. 3.154; Guidelines for Development Review that</p>	<p>The Subdivision connects to a local street and is within 700 ft. of Mountain Ave. There is significant medium density development (12 to 14 RAC) around the Site that connects to a local street. The Subdivision fits within the pattern of medium density development that has evolved since the NAP's adoption.</p>

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	<p>Apply to Existing Neighborhoods, Neighborhoods with Greater Infill Potential &amp; Neighborhood Building Blocks)</p> <p>The Subdivision is surrounded by development that was platted between 1931-1978 and/or constructed prior to the adoption of the NAP. Beyond small parcel improvements (within UDC Table 6.3-2.A for R2 single-family or Multi-Family development), there has been minimal development in MVN since the adoption of the NAP and no development of detached, single-family residences above 12 RAC.</p>	
<p>b. Low- or medium-density residential uses are generally appropriate along designated collector streets.</p>	<p>The Subdivision proposes a density at the high end of medium density, based on NAP definitions. The Subdivision is distant from collector streets and arterial streets, will be developed solely on local streets and, furthermore, creates a thruway for traffic between Fremont and Halcyon that is currently inaccessible. Plan Tucson reiterates this NAP policy that calls for low- or medium density development along designated collector streets.</p> <p>The developer compares the density of the proposed Subdivision to dissimilar attached and multi-family developments, an unrealistic comparison. Relative to the same type of development (i.e., detached single-family units), the proposed Subdivision is generally double the existing density condition for single-family residences.</p> <p>Based on its design elements and a density at the high-end of medium density, the proposed Subdivision would be appropriate along a designated collector street. However, the Subdivision is not appropriate for its current proposed location (i.e., along local streets in the interior of an established low-density neighborhood).</p>	<p>The Subdivision connects to a local street and is within 700 ft. of Mountain Ave. There is significant medium density development (12 to 14 RAC) around the Site that connects to a local street. The Subdivision fits within the pattern of development that has evolved since the NAP's adoption.</p>
<p>c. Medium- and high-density residential developments are generally suitable along designated arterial streets.</p>	<p>The Subdivision proposes a density at the high end of medium density and design elements in keeping with multi-family developments. These aspects make the Subdivision suitable for development along designated arterial streets. However, the</p>	<p>N/A, not a high-density development. Proposed density fits within the surrounding medium density developments.</p>

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	Subdivision is not appropriate for its current proposed location (i.e., along local streets in the interior of an established low-density neighborhood).	
Policy 3: Ensure new residential development is sensitive to existing land uses. (p. 11).	The Tentative Plat contrasts with the surrounding existing development. It exceeds underlying zoning allotments for density while being surrounded by properties developed at a lower density than existing underlying zoning that occurred prior to the adoption of the NAP. Minimal small-scale parcel improvements have occurred since the adoption of the NAP, all of which comply with underlying zoning and many below underlying zoning allotments.	<p>Rio West has put great effort into ensuring the Subdivision design is sensitive to the existing land uses, as illustrated by compliance with the below sub-policies and the Design Guidelines.</p> <p>Please note the following about the MVN analysis:</p> <ul style="list-style-type: none"> <li>• This policy analysis incorporates the zoning code’s requirement for density (while failing to note that the same code under the FLD allows greater density, which the Subdivision complies with). This is a policy analysis, and this reference to the zoning code is inappropriate in this analysis.</li> <li>• Mentioning development that occurred prior to the NAP’s adoption is not relevant.</li> <li>• Since the NAP’s adoption, there has been medium density development around the Site, of which the Subdivision will fit into.</li> </ul>
a. Require appropriate design elements and buffering techniques during the rezoning and associated development review processes to ensure the sensitive design of new development on established neighborhoods. These elements must be shown on rezoning concept plans and development plans (see General Design and Buffering Policies).	The Tentative Plat proposes 76 two-story structures in a modern design, which contrasts from the existing architectural character of the neighborhood. The proposed Privacy Mitigation Plan submitted with the Tentative Plat includes a masonry wall that is not continuous along Haven and Kleindale, privacy restrictions that are not continuous adjacent to existing residences and buffers meeting only the absolute minimum requirements of the FLD and not of the NAP (p. 25-28).	<ul style="list-style-type: none"> <li>• The NAP has no design or architectural requirements, and therefore the project has quality architectural design appropriate for 2019.</li> <li>• The Subdivision’s wall is continuous next to all adjacent residential properties.</li> </ul>

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<p>b. Require pedestrian pathways and bikeways to provide linkages to all neighborhood facilities, such as schools, parks, and commercial areas (see Parks and Recreation policies).</p>	<p>The Tentative Plat does not propose any of the parks and recreation policies of the Northside Area Plan. Only one park is within a one-mile radius of the site. This single park requires crossing a major arterial street (First Avenue) and lies immediately adjacent to a homeless shelter, and is frequently inhabited by transient adults. The developer has not only failed to provide pedestrian and bicycle access to the neighborhood but has also requested Modifications to Technical Standards to narrow the standard width of sidewalks within the development.</p>	<p>The Subdivision provides internal pathways. There are no pedestrian pathways external to the Site to link to.</p> <p>This policy does not require the Subdivision to provide parks. The standards modification is a minor adjustment to the pathway width and was approved by staff.</p>
<p>c. Require all parking and vehicle maneuvering areas to be located off-street.</p>	<p>The Tentative Plat will likely result in overflow/visitor parking in ROW's especially along the breaks in the masonry wall along Kleindale and Haven. Halcyon and Fremont will also become overflow parking areas. Parking in the right-of-way is not restricted on local streets, which surround this subdivision.</p>	<p>The Subdivision's parking is contained entirely within the development, including a total of 228 spaces (152 garage spaces and 76 visitor spaces). The Subdivision is providing ample parking for its homes and guests, and will not impact the adjacent streets. All vehicle maneuvering areas will be located on Site.</p>
<p>d. 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.</p>	<p>The Tentative Plat provides the minimum setbacks, landscape and buffering required by the FLD section and is not compliant with the NAP General Design and Buffering Guidelines (p. 25-28). The proposed design has resulted in a lack of space to accommodate canopy trees along the entire northern and southern boundaries. In some instances, the development has not been required to provide privacy mitigation along existing adjacent residences. The half-acre of open space described in the Tentative Plat is predominantly comprised of remnant space and a rip-rapped drainage basin that is surrounded by security fencing and vegetated 2.8 feet below grade. It is unlikely that vegetation will thrive in the proposed basin of this type. A tree canopy situated below grade does not provide adequate canopy to shade the site and offset the heat island effect. Temperatures in the existing neighborhood are remarkably low; however, based on the lack of tree canopy and the density of large, two-story structures, temperatures in the area are likely to increase significantly with this development.</p>	<p>In addition to the items noted in the Privacy Plan, the Subdivision provides adequate setback buffers around its outer edges. In addition, the Subdivision has over a half-acre of open space, much of it at its outer edges.</p> <p>The functional open space meets the requirement of both passive and active open space.</p>

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Public/Semi Public Uses: Drainage Policies (p.13-14)		
<p>General Statement: The Northside Plan area, which lies within the watershed of the Rillito Creek, is poorly drained and susceptible to frequent nuisance flooding. About 80 percent of the streets in the Northside area convey runoff water, and during intensive storms, sheet flows from three to six inches deep occur. In addition, there is flood damage and erosion potential from high flood flows in Rillito Creek.</p>	<p>The MVN has known drainage issues. The majority of the neighborhood is part of the Ruthrauff Wash, which has a critical basin status (MVNA NAP Matrix - Attachment 2). Approximately one-third of the MVN is located within the Ruthrauff Basin Management Study Area (RBMSA) (MVNA NAP Matrix - Attachment 3 and 4). The proposed subdivision is located approximately 325 feet to the south of the RBMSA. It is unclear how sheetflow from proposed pavement and roofs will impact existing drainage issues due to location within a critical basin and soil conditions. If soil is raised or lowered to accommodate soil conditions, the impact of excess drainage onto adjacent sites through wall openings is not addressed in the Tentative Plat, nor does it address the special drainage policies stated in the NAP.</p>	<p>The Subdivision completed a drainage study, as required by the City. Based on this study, the Subdivision's drainage is designed to capture the 100 year flooding event, and will not negatively impact the surrounding areas.</p> <p>The general statements of the drainage policy are clearly intended for the Northside area as a whole, and not meant to apply to individual properties.</p>
<p>Intent Statement: The following policies are intended to address drainage issues in the Northside area and to encourage measures to minimize the possible impacts of sheet flooding and erosion on existing and new development. These policies will be used, when applicable, during the rezoning process and CDRC review.</p>		<p>See below.</p>
<p>Drainage Subgoal: Encourage a comprehensive approach to floodplain management on the Northside area.</p>		<p>See below. The Subdivision contributes to this by retaining the 100-year storm event.</p>
<p><b>Policy 1: Ensure that flood control and floodplain management methods are compatible with the existing environment. (p. 17-18)</b></p>	<p>The Tentative Plat does not provide information related to or otherwise address this policy.</p>	<p>The Subdivision will contain the 100 year flood event, and this significant drainage detention is compatible with the surrounding area.</p>
<p>a. Conduct a Basin Management Study</p>	<p>A basin management study has not been completed for this</p>	<p>This policy clearly applies to the broader Northside</p>

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to formulate a plan for the Northside area.	Tentative Plat, and therefore, it is not compliant with this policy.	<p>area. A Basin Management Study is a comprehensive study that estimates flood and erosion potential for a watershed, maps watercourses, identifies existing and potential problems and develops preliminary solutions and standards for sound floodplain and stormwater management (as defined by the Pima County Regional Flood Control District). This is a policy that applies to the area as a whole, and not an individual development.</p> <p>In 2017, the County completed the Ruthrauff Basin Management Study for the area just north of the Site.</p>
b. Pending a Basin Management Study and Plan, require submittal of hydrology/hydraulic studies that consider drainage conditions, design of proposed improvements, and impacts on uses in proximity to development site. Submittal of such studies should be made at the time of development plan and/or subdivision plat review by the Community Design Review Committee (CDRC).	A basin management study has not been completed for this Tentative Plat, and therefore, it is not compliant with this policy.	<p>The Subdivision has complied by submitting a drainage report, found on the PRO website at: <a href="http://tucson.siretechnologies.com/SIREPub/cache/2/4577924C2C32C3925D4533FEC333333737337545425545447/905911503262019103255765.pdf">http://tucson.siretechnologies.com/SIREPub/cache/2/4577924C2C32C3925D4533FEC333333737337545425545447/905911503262019103255765.pdf</a></p>
c. Pending completion of a Basin Management Study and Plan, designate all drainage areas as critical basins (see Definitions).	<p>A basin management study has not been completed for this Tentative Plat, and therefore, it is not compliant with this policy.</p> <p>NAP (p. 5) Definitions Critical Drainage Basin: a drainage basin that contains natural or man-made floodwater channels and/or flood control structures that cannot contain existing runoff produced by the regulatory flood within the basin, and which has a documented history of severe flooding hazards (see City of Tucson Zoning Code Section 23-463.3 or Pima County Floodplain Management Ordinance 1985 F C 1.).</p> <p>COT_Stormwater Detention Manual Definition (p.9): Critical Basin: A watershed or sub-watershed which has been identified as</p>	<p>See above, this policy is designed for larger areas, not specific developments. In addition, the County completed the Ruthrauff Basin Management Study for the area just north of the Site.</p>

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	having severe flooding problems as a result of existing watershed conditions. (Continued)	
c. Pending completion of a Basin Management Study and Plan, designate all drainage areas as critical basins (see Definitions). (Continued)	For Critical Drainage Basin guidelines for development see Pima County Regional Flood Control District Design Standards for Stormwater Detention and Retention Manual (p. 2-3) 1.2 Ordinance Overview and Detention Requirements (2b) Within unincorporated Pima County, a watershed is considered a Balanced Basin unless it has been determined to be a Critical Basin. The District's Critical Basin Map is available through the Rules and Procedures page of the District's web page and shows basin designations regulated by the District. For watersheds regulated by other jurisdictions within Pima County, other maps may be applicable. Unless a Detention Waiver has been granted: b. New development located within a Critical Basin must provide sufficient detention to reduce the post-developed 2-, 10- and 100-year peak discharge rates to 90% of the pre-developed peak discharge rates. Other reductions may be specified by the Floodplain Administrator. See 1.3 Applicability, 1.4 Conflicting Requirements and Use of Alternative Requirements, 1.5 Low Impact Development Practices.	See above.
d. Design channelization or bank protection improvements to tributary drainages with moderate side slopes (e.g., 3:1). Ensure that improvements are constructed to their logical conclusion (i.e. the confluence with the Rillito Creek).	A basin management study has not been completed for this Tentative Plat and therefore, it is not compliant with this policy. Basins provided in the Tentative Plat have 1:1 and 4:1 slopes. Two smaller basin types propose two sides at 3:1 and 2 sides at 4:1.	See above.
Policy 2: Ensure that new development is sensitive to drainage conditions within the Northside area. (p. 17-18)	The proposed Tentative Plat is not compliant with this policy.	The Subdivision provides 100-year storm event detention.
a. Design retention/detention facilities in a manner such that flood peaks resulting from development will be less than or equal to flood peaks generated for the 2-year, 10-year, and 100-year storm	The proposed Tentative Plat is not compliant with this policy.	The Subdivision provides 100-year storm event detention.

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events.		
b. Revegetate detention/retention areas and incorporate the basins as functional open space utilizing a multiple use concept (see General Design and Buffering policies). The Subdivision's retention area will be landscaped with canopy trees and be functional open space.	The proposed basins in the Tentative Plat are not conveniently located or visible to the majority of residents and therefore do little to provide direct visual or passive relief to MES residents. Neither does it provide for active recreation in any meaningful sense. The basins are predominantly rip rapped at 1:1, 4:1, and 3:1 slopes (MVNA NAP Matrix - Attachment 5). Exemplary water harvesting/drainage techniques are noted in the Attachment 6, where well designed water harvesting techniques are utilized in an infill project. (MVNA NAP Matrix - Attachment 6)	The basins will be landscaped and many will provide canopy trees.
c. Preserve and/or enhance identified drainageways in their existing condition (see Campus Farm and Tucson-Prince subareas).	The Tentative Plat was not required to comply with these policies and therefore, it is not compliant with this policy.	This policy is N/A as the Site contains no identified drainageways.
<b>Transportation Policies</b>		
Policy 1: Provide for the buffering of existing residential uses along arterial streets as part of street improvement and widening projects	N/A	N/A
Policy 2: Provide safe and efficient access to all properties.		Subdivision provides safe and efficient access to all homes via an internal road and pedestrian path system.
a. Provide a connection between walkways within new development and the public sidewalk system.	The proposed Tentative Plat has not proposed any right-of-way improvements between the development and local streets with existing sidewalks.	This policy is N/A as there are no public sidewalks in the surrounding area. The Subdivision provides internal pedestrian circulation via sidewalks.
b. Encourage the establishment of improvement districts to upgrade unimproved streets and alleys.	The proposed Tentative Plat has not proposed any right-of-way improvements between the development and local streets.	This policy is N/A. Improvement Districts are for larger areas than one subdivision, as it is a special taxing district meant for improvements over a wide area. The Subdivision is providing paved internal streets and pedestrian paths.
c. Require that all pedestrian facilities be accessible to the handicapped.	The proposed Tentative Plat has not proposed any accessible facilities. Technical Standard modifications were granted for sidewalk width reductions.	The Subdivision will meet the accessible standards in the City's Inclusive Home Design ordinance. The Subdivision also meets the Building Code requirements for accessibility, including an accessible route with ramps.
d. Limit the number of vehicular access	This Tentative Plat is proposed along local streets.	Policy is N/A. Project does not access a major street.

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points along major streets.		
Policy 3: Encourage the use of alternative modes of transportation. (p. 20)		See Below.
a. Provide additional mass transit services, as warranted.	None proposed on the Tentative Plat.	This Policy is N/A, as an individual development does not provide mass transit services.
b. Provide for bicycle uses along major streets as specified in the City of Tucson Major Streets and Routes Plan and on the Pima Association of Governments Bikeways and Selected Bikeable Streets Map.	None proposed on the Tentative Plat.	This Policy is N/A, as the Site is not on a major street or bike street. The Subdivision does provide easy connection to two major streets, and it is anticipated residents will use bicycles as an alternate mode of transportation.
c. Encourage the incorporation of bicycle parking facilities in new development.	None proposed on the Tentative Plat.	All units have garages, which allow safe and convenient bike parking.
d. Provide a continuous pedestrian path system throughout the Northside area that connects existing and proposed neighborhood and area services with residential areas (see Residential and Parks and Recreation policies).	None proposed. There are no parks located in MVN and minimal parks in the entire NPA.	The Subdivision has an internal pedestrian system. The MVN has no pedestrian path system (other than along roads) to connect to outside of the Site.
e. Investigate concentrating alternative transportation systems on selected major streets, such as Mountain Avenue (see Campus Farm subarea). Such alternative transportation systems could emphasize mass transit, pedestrian, and bicycle uses.	Bicycle Paths are located along all the arterial and collector streets surrounding MVN. The proposed Subdivision is 1000' away from this mode of transportation. Bus stops are also located along the arterial streets, but not the collector street. No improvements are proposed for any traffic impact created by the density of the subdivision and an average 760 trips a day.	The Subdivision provides easy access to the Mountain and Prince bike lanes, and is 700 and 900 feet away from these lanes, respectively. The Subdivision is within ¼ mile of bus stops than serve three bus routes.
Policy 4: Investigate techniques to discourage vehicular through traffic in neighborhoods by utilizing street closures, traffic diverters, and/or other devices, where desired and consistent with Traffic Engineering and standards and approved by appropriate City and County agencies. (p. 20)	The subdivision is located within the interior of an established neighborhood and access is only available via local streets. No right-of-way improvements (such as pavement improvements or traffic calming) are proposed on any local streets. The masonry perimeter wall is not continuous along Kleindale and Haven, which will increase parking on both streets for access to the subdivision. Both roads are dirt at these locations. Removable bollards are proposed for Kleindale where the edge of the property meets the dirt road. The Haven right-of-way appears to have been reduced,	<ul style="list-style-type: none"> <li>• At the request of the neighbors, the Subdivision is not using Kleindale Rd. for access, and all access to the Subdivision will occur through the primary access point at Halcyon Rd. to the south (700 ft. from Mountain Ave.) or secondarily to the north via Fremont Ave. (900 ft. from Prince).</li> <li>• The assertion that this Subdivision will promote</li> </ul>

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	<p>and the Tentative Plat encroaches into the existing right- of-way. Haven has been closed as a thru street to Mountain Avenue since an action by Mayor and Council in the 1970's to discourage through traffic in the neighborhood.</p> <p>Furthermore, the Subdivision will create access between Fremont and Halcyon, where none currently exists. This addition of through streets is in direct conflict with this policy.</p>	<p>through traffic is completely false. Only residents will know of this connection point, as the route through the Subdivision is not evident from outside of the Site, and the route is slow and circuitous. It will be much faster for drivers to take Mountain, and they will naturally do this.</p>
<p>Buffering and Design Guidelines (p. 25-28)</p>		
<p>Intent Statement: The general design and buffering policies are included to help ensure that infill projects are designed in a manner that is sensitive to existing Northside development. The policies identify architectural and landscaping elements that should be addressed in development design. The sub-policies suggest methods to implement design recommendations; they are intended to be used in various combinations, depending upon the proposed development, the adjacent use, and existing site conditions.</p>	<p>The proposed Tentative Plat is not in conformance with the general design and visual appearance of the MVN.</p>	<p>As described in the specific Buffering and Design Guidelines, the Subdivision has been designed in a manner sensitive to the existing development.</p>
<p>General Design and Buffering Subgoal: Ensure that the design of new developments enhance the visual appearance of the Northside area and that such developments are designed in a manner that is compatible with existing, adjacent land uses.</p>	<p>The proposed Tentative Plat is not in conformance with the general design and buffering subgoal of the NAP. In the entire Mountain View Neighborhood, only 12 residential parcels have been developed at or under standard R-2 zoning for single-family or multi-family residential development since the adoption of the NAP. Four of those 12 parcels had the following improvements only: single-family dwelling, laundry building, small 314 sq ft addition, commercial yard improvement and a parking lot.</p> <p>Based on the limited amount and type of development that has occurred in the MVN since the NAP was adopted, the developer's claim that the Subdivision is consistent with development that has occurred since adoption of the NAP is incorrect.</p>	<p>The Subdivision is proposing a variety of quality housing designs that will enhance the area. The addition of new homes in a new subdivision in this area will be an attraction to new home buyers.</p> <p>The MVN response focuses on density and the R-2 zoning, not on design. The fact that development in the neighborhood has been limited over the years does not have any bearing on this design policy.</p>

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<p>Policy 1: Provide a minimum 5-foot-high masonry wall along the perimeter of new development adjoining less intense development. Utilize design features such as:</p>	<p>Subdivision proposes a minimum 5' wall that is NOT continuous along the property. The wall is omitted along Kleindale and along Haven where it intersects with Fremont. Wall heights are measured from grade, and it is unclear how the development will deal with current soil conditions. If grade is reduced, then a 5' wall will become obsolete due to the two-story nature of the proposed units. If the soil level is raised, the 5' wall will be higher. Properties adjacent to MES will require an owner agreement to place wall on property line.</p>	<p>The Subdivision will provide a masonry wall with either paint or integrated color within the palette of the natural desert. Any gaps in the wall are due to City of Tucson requirements.</p> <p>The Subdivision wall will be entirely on Site and not encroach on any neighboring properties.</p>
<p>a. Decorative materials (such as tile, stone, brick, adobe, or wood), textured covering materials (such as stucco or plaster), or a combination of two or more materials.</p>	<p>Tentative Plat indicates a stuccoed wall.</p>	<p>The Subdivision wall will use design features mentioned in the policy.</p>
<p>b. Colors that are predominant in the natural desert landscape.</p>	<p>Tentative Plat indicates this natural desert colors.</p>	<p>The Subdivision wall will use design features mentioned in the policy.</p>
<p>c. Variations in wall alignment, such as jogs, curves, or notches.</p>	<p>The wall is aligned along the property line, which is straight, and therefore does not comply with this policy.</p>	<p>The Subdivision wall will use design features mentioned in the policy.</p>
<p>Policy 2: Integrate landscaping with perimeter walls to provide buffering along the edges of new development adjoining less intense development. Landscaping should include a balanced mix of canopy trees and understory plants, such as shrubs and groundcover. Canopy trees should reach 50 percent of growth within two growing seasons and should be placed at intervals that ensure that canopies will touch at maturity. (p. 26)</p>	<p>The Landscape Plan submitted with the Tentative Plat package only proposes canopy trees along the east and west perimeter walls and a few along the wall adjacent to the south parcels. There are shrubs and groundcover only. No landscaping is proposed along the exterior wall of the subdivision. There are no trees along pedestrian walkways on the north and south where MES homes face directly into neighboring properties, nor are there trees along the interior of the site where asphalt meets garages. (MVNA NAP Matrix - Attachment 7 and 7.1).</p>	<p>The Subdivision will landscape the areas along the perimeter walls with canopy trees and ground landscaping, pursuant to the Landscape Plan on the Tentative Development Package.</p>
<p>Policy 3: Landscape major street frontages of new development.</p>	<p>The Subdivision accesses local roads only, which based on its proposed high-medium density, is non-conforming with NAP policies that indicate low-density development is appropriate within the interior of the established neighborhood.</p>	<p>N/A. Subdivision is not adjacent to a major street.</p>
<p>Policy 4: Design architectural elements to be compatible with existing land uses, with techniques such as: (p. 26)</p>		<p>See below</p>

## Exhibit J -- Plan Conformance Matrix

### Mountain View Neighborhood Analysis of Conformance with the NAP and Plan Tucson

NAP Policy	Subdivision Performance	Responses
a. A transition of heights and/or densities for development adjacent to less intense uses.	The general architectural style is out of character with the established neighborhood. The open space provided contains basins that are steep, rip-rapped, and planted. It is unlikely any vegetation will survive in some of the narrow rip-rapped spaces provided. On the perimeters of the site, two-story homes are 8'-14' from adjacent single-story residences (except for one on the east side). On the north and south, the setback is to be 2/3 the height of the house. Architectural plans show roof plans up to 24', requiring a 16' setback; however, the Tentative Plat reflects only a 14' setback. (MVNA NAP Matrix - Attachment 8)	<ul style="list-style-type: none"> <li>• The NAP has no architectural design standards that require a specific architectural style.</li> <li>• The Subdivision includes varying rooflines and massing to help transition to less intense uses and create an architecturally interesting design. The Subdivision also provides open space along portions of the edge of the Site, providing additional buffer space to the adjacent properties in those areas.</li> </ul>
b. Balconies and upper story windows that are either clerestory or directed away from adjacent residential uses to protect the privacy of those uses.	The development is mainly surrounded by single-story residences established prior to the adoption of the NAP and developed at a much lower density and scale. The Tentative Plat proposes a privacy mitigation plan that selectively omits privacy mitigation along adjacent residential uses and, therefore, is not in compliance with this policy.	The Subdivision's Privacy Plan restricts balconies and clear-windows on second stories next to existing residential properties. See Privacy Plan.
c. A variety of rooflines in developments where building heights in excess of 20 feet are permitted.	The architectural plan depicts minor variation of two-story rooflines, and the architectural style is out of character for the neighborhood.	<ul style="list-style-type: none"> <li>• The Subdivision's is allowed 25 feet maximum height, and all of its models are less than this maximum. All models have varying roofline heights and angles to create architectural design variety throughout the Subdivision. See Architecture Plan.</li> <li>• The NAP has no architectural design standards that require a specific architectural style.</li> </ul>
d. Setbacks for higher intensity uses that are equal to or greater than the code-required setbacks for any adjacent residential uses.	The Tentative Plat employs minimal setbacks for any adjacent use.	The Subdivision meets or exceeds the Code-required setbacks.
g. Outdoor lighting that is shielded or directed away from adjacent residential uses.	The Tentative Plat does not show a lighting plan; however, there is a lighting ordinance for this area per Map Tucson GIS.	The Subdivision will provide shielded lighting and not direct any lighting into adjacent properties, and will otherwise meet the City's Outdoor Lighting Code.
h. Outdoor storage areas or dumpsters that are screened with masonry walls	Trash will be kept in garages.	Each Subdivision unit will have its own trash service and garage for storage. This policy appears to be

## Exhibit J -- Plan Conformance Matrix

### Mountain View Neighborhood Analysis of Conformance with the NAP and Plan Tucson

NAP Policy	Subdivision Performance	Responses
and/or landscaping and that are located away from any adjacent residential uses.		intended for multi-family and commercial projects.
Policy 5: Provide amenities for pedestrians and bicyclists in new developments, with techniques such as: (p. 27)		See below
a. Pedestrian walkways that are designed to provide an internal pedestrian circulation system that is also connected to public facilities.	The Tentative Plat was granted Technical Standard modifications for internal streets and sidewalk width reductions. It will not connect to public sidewalks because it is located along local streets, and no improvements to affected local streets were proposed. There are several internal pedestrian routes that dead-end and fail to provide an accessible option to turn around.	The Subdivision has an internal pedestrian walkways and amenity area, and this circulation system is accessible. There are no adjacent external circulation systems to which it can connect.
b. Secure parking facilities for bicycles that are located in well-traveled, visible, and lighted locations that do not impede pedestrian movement.	The Tentative Plat was granted Technical Standard modifications for internal streets and sidewalk reductions. No bike parking was included in the Tentative Plat.	The Subdivision homes will have garages that provide bicycle parking facilities.
c. Landscaping with canopy trees in parking areas and along pedestrian pathways to decrease heat absorption and provide shade.	The Tentative Plat proposed 9 canopy trees to shade 76 parking spaces, and no trees are proposed for pedestrian pathways. The Tentative Plat shows 8 trees planted in a rip rapped drainage basin 2.8 feet below grade, which is not standard for vegetated basins. It is unlikely these trees will thrive; however, should they do so, they will not provide any shade for heat absorption due to their location. The proposed Subdivision is not in compliance with this policy.	The Subdivision is providing canopy trees according to the approved Landscape Plan to meet Code.
Policy 6: Enhance the visual appearance of channelized or bank protected drainageways in new development. (p. 27)	The Tentative Plat proposes exposed rip-rap along multiple locations across the site, including the large drainage basin, adjacent to stabilized decomposed granite sidewalks.	Policy is N/A, as there is no existing bank protected drainageways on the Site. The Subdivision's retention basins will be constructed to Code.
a. Landscaping with drought-tolerant vegetation, to include a mix of canopy trees, shrubs, and ground cover, within a minimum 10-foot setback area from the top of bank.	The Tentative Plat proposes landscaping inside the rip-rapped, 1:1, 4:1, 3:1 basins. The largest basin, where most of the required vegetation is placed, will be fenced off with a "Danger" sign. The Tentative Plat does not propose a minimum 10-foot vegetated setback and does not comply with this policy.	The Subdivision will landscape its drainage areas, including with canopy trees. The Subdivision's main basin provides setbacks of 10 ft. or more on three sides.
b. Moderate side slope (e.g., 3:1) of	Two basins specified onsite have 1:1 and 4:1 slopes, while the	The Subdivision's landscape plan states that that the

## Exhibit J -- Plan Conformance Matrix

### Mountain View Neighborhood Analysis of Conformance with the NAP and Plan Tucson

NAP Policy	Subdivision Performance	Responses
channelized or bank protected washes to ensure safe ingress and egress.	other three basin styles have 3:1 and 4:1 slopes. All basins are considered functional open space and comprise a significant portion of the purported "half-acre" of additional open space claimed. The rip-rapped basins contain most of the required landscaping designated for the site. The Tentative Plat proposed 8 basins. Two are unlabeled and 2 have slopes of 4:1 and 3:1. Four have slopes of 4:1/1:1. All are designated functional open space, are not conveniently located or visible to the majority of residents and therefore do little to provide direct visual or passive relief to MES residents, neither will these areas provide for active recreation in any meaningful sense. The Subdivision is not in conformance with this policy.	Subdivision's main retention basin will have a slope will not exceed 3:1. See Tentative Plan, p 25, Detail 7.
c. Use of natural appearing materials. Where gunnite or soil cement are required, use of texture and/or color to blend with adjacent soil conditions.	Not specified on the Tentative Plat.	The Subdivision will use natural materials on all of its retention areas.
Policy 7: Limit grading of development parcels to within four months of actual construction to protect wildlife habitats and to preclude the premature grading of parcels that may cause excessive rainwater run-off from sealed soil conditions. (p. 27)	Not specified on the Tentative Plat.	The Subdivision will begin construction within four months of grading.
Policy 8: Provide for mature vegetation in landscaping. (p. 27)	The Tentative Plat proposes mass grading the site.	See below
a. When site conditions permit, preserve or relocate trees that have a caliper of 4 inches or greater and mature native vegetation such as saguaro, ocotillo, and barrel cacti.	The Tentative Plat does not propose to salvage or preserve any trees, regardless of their caliper.	N/A. The Subdivision does not require the relocation of existing trees.
b. When site conditions do not allow such preservation or relocation, replace with trees or mature native vegetation of comparable size and density.	The Tentative Plat included an NPPO, but there is a discrepancy in what is actually on site and what is in the plan. The NPPO was approved. It is known that the Native Plant Preservation Plan for this project intentionally did not identify certain viable plants to	The Subdivision will landscape with new tree and plant varieties on the City's approved plant list and pursuant to the City's approved Landscape Plan.

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### Mountain View Neighborhood Analysis of Conformance with the NAP and Plan Tucson

NAP Policy	Subdivision Performance	Responses
Policy 9: Employ defensible space concepts in new developments. (p. 27-28)	avoid mitigation requirements.	See below
a. Utilize curbs and sidewalks to define public, semi-public, and private areas.	The Tentative Plat has requested numerous Technical Standard Modifications to reduce this requirement.	The Subdivision will be developed with curbs and sidewalks pursuant to the UDC and this policy. The NAP has no language limiting the use of Code allowed modifications.
b. Utilize screening which allows visibility and surveillance of the project and/or which creates an effective barrier around the property.	The Tentative Plat proposes a screening barrier that is not continuous and offers opportunity for unsafe activity within many small remnant spaces across the site. By design, the Subdivision creates a tunnel effect, with constrained access where a person could get trapped. This occurs throughout the project at all front door locations.	The Site will be screened with a masonry wall that will be an effective barrier around the Site.  The MVN's assertion that someone will get trapped in their front door entry is comical.
c. 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 properties. Where possible, thorny or spiny plant material should be utilized.	The Tentative Plat does not include a site plan with floor plans in order to review this policy; however, there are NO plants shown in public areas adjacent to front or rear of houses.	The Subdivision will use plant materials and placement pursuant to the approved Landscape Plan.
d. Define areas of influence through the use of design elements, such as walls, fences, changes in level or grade, lights, entryway design, or change in paving texture.	The Tentative Plat shows multiple remnant spaces (hiding spaces) by design throughout, which does not promote a safe environment and offers opportunity for unsafe activities, unsafe encounterments and trash accumulation.	The Subdivision is designed with walls, sidewalks, lights and entryway/common area design that will create a safe environment for all residents.
e. Locate building entryways so that they are visible from other buildings.	The Tentative Plat shows all entry ways constrained to a long, linear tunnel for entry way access. The entry ways are constrained between a wall or another building.	The Subdivision is designed so that all front and garage entrances are visible from other buildings.
EC3 - Reduce the urban heat island effect by minimizing heat generation and retention from the built environment using a range of strategies.	The proposed Tentative Plat does not show sensitivity to reducing the resulting heat island effect in an area cooler than most parts of the City. Residents voiced concerns at the first meeting, noting, in particular, the expanse of asphalt and hardscape between the garages. The developer subsequently showed a unit with a smaller	As a medium density residential development with excess functional open space, the Subdivision will not add to the heat island effect.

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### Mountain View Neighborhood Analysis of Conformance with the NAP and Plan Tucson

NAP Policy	Subdivision Performance	Responses
	footprint to break up this expanse; however, that footprint has since been abandoned.	
GI 1 - Encourage green infrastructure and low impact development techniques for stormwater management in public and private new development and redevelopment, and in roadway projects.	The proposed Tentative Plat does not show use of low-impact development techniques for stormwater management in a private new development. Proposed basins are not consistent with current design guidelines.	The Subdivision's drainage will capture the 100-year storm event and is landscaped.
GI 2 - Rehabilitate and enhance natural drainage systems, water detention and retention basins, and other infiltration areas for multiple benefits, such as recreation, wildlife habitat, and stormwater management.	The proposed Tentative Plat does not show use of low-impact development techniques for stormwater management in a private new development. The Ruthrauff Wash and Critical Basin status has not been addressed. Proposed basins are not consistent with current low impact development techniques.	The Subdivision's drainage system serves to capture storm runoff, which is used to irrigate its landscaped areas. These landscaped areas also serve as functional open space for the Site.
GI 3- Create and maintain a connected urban greenway system for non-motorized mobility and to provide human and environmental health benefits.	The proposed Tentative Plat does not propose any new sidewalks or infrastructure connectivity to promote human or environmental health benefits.	N/A. This policy applies to larger areas and not to individual properties.
GI 4- Expand and maintain a healthy, drought tolerant, low water use tree canopy and urban forest to provide ecosystem services, mitigate the urban heat island, and improve the attractiveness of neighborhoods and the city as a whole.	The proposed Tentative Plat neither expands nor maintains the existing native vegetation and low-water use tree canopy. Rather, it will eliminate existing urban forest and ecosystem services, and the Subdivision as a whole will increase the urban heat island effect and diminish the attractiveness of the existing neighborhood.	The Subdivision will include numerous low water use plants and canopy trees, as shown on the approved Landscape Plan.
GI 6 - Protect, restore, enhance, and manage trees for their long-term health, including providing guidance on proper planting, care, and maintenance.	Existing native tree canopy and understory will be completely eliminated by grading. Trees will be planted in areas that will neither mitigate the urban heat island effect, where it is needed most, nor provide for the long-term health of the trees.	The Subdivision will include numerous low water use plants and canopy trees, as shown on the approved Landscape Plan.
LT1 - Integrate land use, transportation, and urban design to achieve an urban form that supports more effective use of resources, mobility options, more aesthetically-pleasing and active public	The proposed Tentative Plat does not show sensitivity to neighborhood character or existing land use and increases transportation without any upgrades or improvements to local streets for public safety, bicycling, or walking.	The Subdivision is located in an urban area that will allow its residents to access various activity centers by using transit and bike lanes and vehicles.

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### Mountain View Neighborhood Analysis of Conformance with the NAP and Plan Tucson

NAP Policy	Subdivision Performance	Responses
spaces, and sensitivity to historic and natural resources and neighborhood character.		
LT3-Support development opportunities where:		See below

Plan Tucson Policy	Subdivision Performance	Responses
a. residential, commercial, employment, and recreational uses are located or could be located and integrated	Residential development allowed.	<b>Residential:</b> The Subdivision is in an urban area of Tucson, within close proximity to numerous commercial, employment and entertainment activity centers. This infill development will add 76 individually owned residential units that can easily access and enhance these activity centers.
b. there is close proximity to transit	Public transit is 1/2 mile from the proposed development.	<b>Transit:</b> The Subdivision is within ½ mile of three SunTran bus stops that connect to three different service lines: Line 17 on Prince; Line 6 on 1 <sup>st</sup> Ave.; and Line 34 on Ft. Lowell. Two of these lines directly serve the Tohono Tadaí Transit Center that provides broader access to the SunTran system.
c. multi-modal transportation choices exist or can be accommodated	The development will greatly increase traffic without providing any mitigation in the form of local street improvements or infrastructure upgrades.	<b>Multi-Modal Transportation:</b> Because of its location, Subdivision residents will have multiple transportation options to reach the nearby activity centers, including bicycle, walking, and three SunTran bus lines in addition to vehicles.
d. there is potential to develop moderate to higher density development	The established neighborhood is zoned R-2, and the majority is built out at a density lower than underlying zoning allotment. Development in the neighborhood has been minimal since the NAP was adopted.	<b>Moderate Density:</b> This development's 12 RAC falls within the Plan's definition of moderate density and therefore meets this policy guidance.
e. existing or upgraded public facilities and infrastructure provide required levels of service	None provided.	N/A

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### Mountain View Neighborhood Analysis of Conformance with the NAP and Plan Tucson

Plan Tucson Policy	Subdivision Performance	
f. parking management and pricing can encourage the use of transit, bicycling, and walking. (p. 3.148)	N/A	N/A
<b>LT4 - Ensure urban design that:</b>		
a. is sensitive to the surrounding scale and intensities of existing development	The development is not sensitive to the existing scale and density of the established neighborhood.	The Subdivision is consistent with the surrounding medium density development.
b. integrates alternative transportation choices, creates safe gathering places, and fosters social interaction	Not provided. In this setting, the designed development is unsafe because it creates multiple corridors without adequate escape access, creates remnantdead end pockets that will be dark at night.	The Subdivision is near multiple transit stops, and internally creates a resident common area that is safe and will provide a meeting space for residents.
c. provides multi-modal connections between and within building blocks	None provided.	N/A. Policy notes “building blocks” which are larger planning areas, not individual developments.
d. includes ample, usable public space and green infrastructure	No green infrastructure provided. There are two picnic tables and 6 benches. One bench is partially in a drainage basin.	The Subdivision provides usable public space for its residents.
e. takes into account prominent viewsheds	The view from the north side building 2nd floors will have nice views of the Mountains. Privacy Mitigation requirements have been omitted for this part of the Tentative Plat. The overall design of the subdivisions eliminates any existing viewsheds afforded to the neighborhood as a whole.	The Subdivision will not impact the views of the adjacent properties.
<b>LT6 - Promote the development of dog friendly facilities within the urban environment.</b>	None provided.	The Subdivision has a meeting area and drainage areas that will provide a dog friendly environment.

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### Mountain View Neighborhood Analysis of Conformance with the NAP and Plan Tucson

Plan Tucson Policy	Subdivision Performance	
<p><b>LT7-</b> Use the Future Growth Scenario Map:            a. as a general guide for determining the general location of development opportunities, development patterns, and land use and transportation concepts, while also considering area and site- specific issues            b. in conjunction with the Guidelines for Development Review for discretionary rezonings, variances, special exceptions, and other land use decisions</p>	<p>This area is not noted for future growth on the Future Growth Scenario Map. The Tentative Plat does not show consideration to site specific issues such as current soil conditions combined with the Ruthrauff Wash and Critical Basin Status.</p>	<p>The Plan specifically states the Future Growth Scenario Map is not a future zoning map, but a map showing how Tucson could grow. Please note that the area directly west of MVN is an area designated as a Neighborhood with Greater Infill Potential, and the area directly south of the Site is designated as a Neighborhood Center. Plan Tucson shows this general area as a place for potential future growth and development. A medium-density subdivision in this area is keeping with the Plan.</p>
<p><b>LT 12 -</b> Design and retrofit streets and other rights-of-way to include green infrastructure and water harvesting, complement the surrounding context, and offer multi-modal transportation choices that are convenient, attractive, safe, and healthy.</p>	<p>None provided.</p>	<p>The Subdivision's streets flow into the designed basins that harvest water for the landscaping.</p> <p>The Subdivision is close to bus stops and bike lanes, offering its residents multi-modal options.</p>
<p><b>LT14 -</b> Create pedestrian and bicycle networks that are continuous and provide safe and convenient alternatives within neighborhoods and for getting to school, work, parks, shopping, services, and other destinations on a regular basis.</p>	<p>None provided.</p>	<p>The Subdivision provides internal pathways and roads, but MVN has no existing external path system to connect to.</p>

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### Mountain View Neighborhood Analysis of Conformance with the NAP and Plan Tucson

Plan Tucson Policy	Subdivision Performance	
<p><b>LT27-</b> Using existing neighborhood, area, and other specific plans as the starting point, undertake an inclusive public process to explore the concept of developing and implementing planning and service areas to coordinate and enhance land use planning, infrastructure improvements, and public service delivery</p>	<p>The Tentative Plat reflects a willful disregard of the applicable Northside Area Plan. Furthermore, review of the Tentative Plat by PDSD has purposefully ignored the applicability of the NAP.</p>	<p>The Subdivision developers engaged the neighbors in excess of required by the FLD. This policy is likely N/A as it appears to apply to a larger planning process.</p>
<p><b>LT28 -</b> Apply Guidelines for Development Review (Exhibit LT-11) to the appropriate Building Blocks in the Future Growth Scenario Map to evaluate and provide direction for annexations, plan amendments, rezoning requests and special exception applications, Board of Adjustment appeals and variance requests, and other development review applications that require plan compliance. The Guidelines referenced in this policy and presented in Exhibit LT-11 are integral to this policy and are the tools used to meet policy objectives. Apply specific plan and functional plan policies to these types of development applications. Refer to the Design Guidelines Manual for additional guidance.</p>	<p>Applicable Area Plan policies have not applied to this development.</p>	<p>See below for plan/guideline analysis.</p>

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### Mountain View Neighborhood Analysis of Conformance with the NAP and Plan Tucson

Plan Tucson Policy	Subdivision Performance	
<p><b>LT28.1.7</b>-Preserve and strengthen the distinctive physical character and identity of individual neighborhoods and commercial districts in the community.</p>	<p>Distinctive characteristics of the neighborhood will not be preserved. When making improvements to Mountain Ave Phase III: Roger Road to Fort Lowell planners and designers took note of "classic local architecture, and the rustic charm of the U of A farm and agricultural research center."</p> <p>Each phase of Mountain Ave took into account the "distinctive character of each neighborhood along the route." Phase III explicitly stated it would "involve a number of improvements, with no widening, so that this stretch remains a quiet, two-lane roadway." (<a href="https://www.tucsonaz.gov/projects/mountain-ave-roger-road-fort-lowell">https://www.tucsonaz.gov/projects/mountain-ave-roger-road-fort-lowell</a>)</p>	<p>The Subdivision will add single family residential homes to an area that currently contains mostly single-family residential homes. Adding more individually owned homes to this area will preserve and strengthen it. A higher level of home ownership increases the stability, security and long-term success of any given area. Further, an influx of new homes will serve to increase the values of the existing homes in the neighborhood. The transformation of a largely vacant property to a thriving neighborhood has a ripple effect to reinvigorate the surrounding area.</p>
<p><b>LT28.1.22</b> - Support an interconnected urban trail system throughout the city to meet the recreational needs of pedestrians, bicyclists, and equestrians.</p>	<p>The Tentative Plat proposed no pedestrian or bicycle improvements.</p>	<p>N/A. This Policy clearly applies to larger areas within the City and not individual developments.</p>
<p><b>LT28.2.1</b>-Note that this guideline <b>only applies to the Existing Neighborhoods &amp; Neighborhoods of Greater Infill Potential Building Blocks</b>: Low-density (up to 6 units per acre) residential development is generally appropriate along local streets and in the interior of established single-family residential areas.</p>	<p>The Tentative Plat is proposed on the interior of an established low density neighborhood surrounded by local streets.</p>	<p>The Subdivision connects to a local street and is within 700 ft. of Mountain Ave. There is significant medium density development (12 to 14 RAC) around the Site that connects to a local street. The Subdivision fits within the pattern of development that has evolved since the NAP's adoption.</p>

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### Mountain View Neighborhood Analysis of Conformance with the NAP and Plan Tucson

Plan Tucson Policy	Subdivision Performance	
<p><b>LT28.2.2 - Medium-density (between 6 and 14 units per acre) residential, with greater densities possible in conformance with the FLD provision. Medium-density residential development is generally 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. In areas already predominately zoned R2 additional medium-density residential may be appropriate. (p. 3.154</b></p>	<p>While the subject area is zoned R2 it has been developed at a much lower density, which is not uncommon in older established neighborhoods.</p> <p>The Subdivision is proposed on the interior of an established low-density neighborhood and surrounded by local streets.</p>	<p>While the NAP suggests that the “generally appropriate” locations for low and medium density residential development should be along local and arterial streets, this Plan Tucson policy states that in “areas already predominantly zoned R-2 additional medium-density residential may be appropriate.” The Subdivision and surrounding MVN area is R-2 zoned, thus making it appropriate for medium density residential development.</p>
<p><b>LT28.2.12 - Support environmentally sensitive design that protects the integrity of existing neighborhoods, complements adjacent land uses, and enhances the overall function and visual quality of the street, adjacent properties, and the community.</b></p>	<p>The Tentative Plat fails to exhibit environmentally sensitive design that protects the integrity of the existing neighborhood, complements adjacent land uses, or enhances the overall function and visual quality of the street, adjacent properties, and the community.</p>	<p>The Subdivision will provide a quality design that enhances the surrounding area, including privacy mitigation and open space 30% above the required.</p>
<p><b>LT28.2.13 - Support infill and redevelopment projects that reflect sensitivity to site and neighborhood conditions and adhere to relevant site and architectural design guidelines.</b></p>	<p>The proposed development consists entirely of two-story residences, which is out of character with the vast majority of existing architecture and site design in the neighborhood. Page 25 of the NAP states: The general design and buffering policies are included to help ensure that infill projects are designed in a manner that is sensitive to existing Northside development.</p>	<p>Rio West has put great effort into ensuring the Subdivision design is sensitive to the existing land uses and adjacent neighborhood conditions. While there are no NAP design or architectural guidelines, the Subdivision has created an Architectural Plan that details nine house designs available in the Subdivision and commits that home styles will vary throughout the site. The Subdivision also has a Privacy Plan that provides numerous commitments that will benefit adjacent properties, including a masonry screen wall, restriction on balconies and</p>

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### Mountain View Neighborhood Analysis of Conformance with the NAP and Plan Tucson

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		clear-windows on second stories next to existing residential, bulk reduction and roof variation requirements
<p><b>LT28.2.15</b> - Consider residential development with densities that complement the size and intensity of the center or node, while providing transitions to lower density residential uses. For example, high-and medium-density development can support and reinvigorate regional activity centers, while appropriate medium- and low-density infill can complement the scale and character of neighborhood activity nodes.</p>	<p>The neighborhood is established and developed at a scale and density less than urban. The proposed development would be located at the "center" of the neighborhood. Commercial development occurs along the edges of Ft. Lowell, 1st Avenue, and Prince respectively. The proposed density of this development does not complement the established neighborhood.</p>	<p>The Subdivision's housing product fits within the density ranges currently in the area around the Site. By adding 76 new residential homes, the development will complement the neighborhoods existing mix of unit densities. This density is also appropriate as it is close to Prince Rd. and 1<sup>st</sup> Ave., which are busy and developing commercial streets. Therefore, the Subdivision meets this policy goal.</p>
<p><b>LT3-Support development opportunities where:</b></p>		
<p>a. residential, commercial, employment, and recreational uses are located or could be located and integrated</p>	<p>Residential development is allowed on this parcel. This neighborhood is not located within an economic activity area.</p>	<p>See above. This is a repeated section.</p>
<p>b. there is close proximity to transit</p>	<p>City bus transit is approximately 1/2 mile away. No bike or sidewalk infrastructure has been proposed to existing local streets to promote safe walking or biking.</p>	<p>See above. This is a repeated section.</p>
<p>c. multi-modal transportation choices exist or can be accommodated</p>	<p>N/A</p>	<p>See above. This is a repeated section.</p>

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### Mountain View Neighborhood Analysis of Conformance with the NAP and Plan Tucson

Plan Tucson Policy	Subdivision Performance	
d. there is potential to develop moderate to higher density development	MVN is an established neighborhood developed at lower than urban densities as recognized by the NAP and previously mentioned Phase III Mountain Avenue Improvement Project.	See above. This is a repeated section.
e. existing or upgraded public facilities and infrastructure provide required levels of service	No upgraded public facilities proposed despite significant increase in traffic due to proposed density.	See above. This is a repeated section.
f. parking management and pricing can encourage the use of transit, bicycling, and walking. (p. 3.148)	N/A	See above. This is a repeated section.
P. 3.136 Specific Plans (Subregional, Redevelopment, Area, and Neighborhood Plans): As of 2012, the City had adopted a total of 77 specific plans, with three-quarters of those twenty or more years old. Specific plans are intended to advance the systematic implementation of the General Plan through the use of detailed policy direction, often at the parcel level, for specific areas of Tucson. In addition to recommending locations for different types of land use, specific plans guide the locations of buildings and other improvements with respect to rights-of-way, floodway and floodplain treatments, and public facilities. Policies established by specific plans are used by City staff in reviewing rezoning, variance, and other development and permitting applications.	The Northside Area Plan was adopted in 1987 and all sections are	P. 3.136 Specific Plans (Subregional, Redevelopment, Area, and Neighborhood Plans): As of 2012, the City had adopted a total of 77 specific plans, with three-quarters of those twenty or more years old. Specific plans are intended to advance the systematic implementation of the General Plan through the use of detailed policy direction, often at the parcel level, for specific areas of Tucson. In addition to recommending locations for different types of land use, specific plans guide the locations of buildings and other improvements with respect to rights-of-way, floodway and floodplain treatments, and public facilities. Policies established by specific plans are used by City staff in reviewing rezoning, variance, and other development and permitting applications.

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