

LAND USE GOALS / POLICIES

Plan Tucson, City of Tucson General and Sustainability Plan

*Land Use, Transportation & Urban Design Policies*

- LT3* Support development opportunities where:
- a. residential, commercial, employment, and recreational uses are located or could be located and integrated
  - b. there is close proximity to transit
  - c. multi-modal transportation choices exist or can be accommodated
  - d. there is potential to develop moderate to higher density development
  - e. existing or upgraded public facilities and infrastructure provide required levels of service
- LT7* 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 rezoning, variances, special exceptions, and other land use decisions.
- LT9* Locate housing, employment, retail, and services in proximity to each other to allow easy access between uses and reduce dependence on the car.

**Note:** Future Growth Scenario Map identifies the amendment site within the “Business Centers” building block with relevant Development Guidelines including:

*LT28.4.4* - Support a mix of commercial, residential, office, governmental, and other service activities at all major employment centers.

*LT28.4.7* - Support infill and redevelopment projects that reflect sensitivity to site and neighborhood conditions and adhere to relevant site and architectural design guidelines.

*LT28.4.8* – Protect established residential neighborhoods by supporting compatible development, which may include other residential, mixed-use infill and appropriate nonresidential uses.

**Arroyo Chico Area Plan**

*General Goals* – The purpose of the *Arroyo Chico Area Plan* is to guide future development while protecting and enhancing existing neighborhoods. Relevant general goals include:

1. Promote the preservation and maintenance of linear open space along Arroyo Chico as a natural unifying feature of the area.
2. Encourage a compatible mix of residential, industrial, and business uses in the plan area, while protecting the integrity of existing neighborhoods.

*Public/Semi-Public Policy 1* – Encourage the continued utilization of existing public facilities.

*RESIDENTIAL*

*Residential Sub-Goal* – Encourage new residential development and the preservation of existing housing.

*Residential Policy 1* – Preserve the integrity of established neighborhoods.

*Residential Policy 2* – Promote residential infill of vacant land

*Residential Policy 3* – Ensure the compatibility of new residential development with existing land uses

*INDUSTRIAL*

*Industrial Area 2*

*Policy 3* – *Protect San Antonio Neighborhood from any negative impacts of industrial development along SR 210.*