

LAND USE PLAN POLICIES

Alvernon-Broadway Area Plan – 1995

Purpose – The purpose of this plan is to provide land-use policy direction and design guidelines for new development with the *Plan* boundaries.

The overall goals of the *Alvernon-Broadway Area Plan* are to:

- Preserve and protect the integrity of established, low-density neighborhoods
- Identify appropriate locations for new development
- Protect and enhance vegetation and open space
- Provide safe and efficient circulation systems for all appropriate modes of transportation including pedestrian
- Protect private property rights and recognize deed restrictions

Intent Statement - Nonresidential Policies: The nonresidential policies are intended to limit office and commercial development to locations within the Plan Area that are most suited to handle the intensity of such uses in terms of traffic generation and other potential impacts on adjacent residential uses. These policies have been designed to minimize the expansion of nonresidential uses into existing neighborhoods and are to be used in conjunction with the General Design Guidelines.

Nonresidential Policy 2: Limit new office and commercial uses and redevelopment of existing uses to the locations shown on the Conceptual Land Use Map when all of the following criteria are met.

- a. Primary access can be provided from an arterial street.
- b. All parking and maneuvering requirements can be met on-site or, if off-site, on locations that have been historically used for parking in conjunction with the site.
- c. Screening and buffering for adjacent residential uses can be provided on-site.
- d. New development complies with the General Design Guidelines.

Plan Tucson – 2013

Future Growth Scenario Map – Mixed Use Corridor

Mixed-use corridors provide a higher-intensity mix of jobs, services, and housing along major streets. The businesses and residences within these corridors will be served by a mix of high frequency transit options, as well as pedestrian and bicycle facilities. (p. 3.145)

The Economic Environment

9 – An economy that supports existing businesses and attracts new businesses to increase employment opportunities, raise income levels, expand the tax base, and generate public and private investment leading to a high quality of life for the community. (p. 3.51)

10 – A local job market that provides opportunities for all Tucsonans to meet their basic needs and pursue career advancement, matched with a well-educated, well-qualified workforce that is able to meet the dynamic needs of businesses and employers. (p. 3.51)

Jobs & Workforce Development

JW7 – Contribute to workforce stability and advancement through support of ancillary services, such as transportation, childcare, nutrition, and healthcare. (p. 3.56)

Energy & Climate Readiness

EC2 – Encourage increased energy efficiency in new private building construction and facilitate the transition of new private construction toward net-zero buildings. (p. 3.86)

EC3 – Reduce the urban heat island effect by minimizing heat generation and retention from the built environment using a range of strategies. (p. 3.86)

Land Use, Transportation, & Urban Design

LT3-Support development opportunities where:

- Residential, commercial, employment, and recreational uses are located or could be located and integrated
- There is close proximity to transit
- There is potential to develop moderate to higher density development
- Existing or upgraded public facilities and infrastructure provide required levels of service. (p. 3.148)

LT4 – Ensure urban design that:

- Is sensitive to the surrounding scale and intensities of existing development. (p. 3.148)

LT9 – Locate housing, employment, retail, and services in proximity to each other to allow easy access between uses and reduce dependence on the car. (p. 3.149)

LT28.1.7 – Preserve and strengthen the distinctive physical character and identity of individual neighborhoods and commercial districts in the community. (p. 3.153)

LT28.6.4 – Support neighborhood commercial uses located at the intersections of arterial streets, arterial and collector streets, or collector street intersections. (p. 3.159)

LT28.6.9 – Support the location of residentially-scaled office uses as a possible alternative to residential uses along major streets when:

- a. The project stabilizes and enhances the transition edge when adjacent to existing and future residential uses;
- b. Safe and appropriate access generally can be provided from a major street;
- c. Required parking, loading, and maneuvering can be accommodated on site;
- d. Screening and buffering of adjacent residential properties can be provided on site;
- e. Consideration is given to the consolidation of design elements, such as access points, parking, landscaping, and screening; and

f. Consideration is given to accommodating current or future cross access between adjacent parcels and uses. (p. 3.159)

LT28.6.11 – 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. (p. 3.160)

LT28.6.12 – Support infill and redevelopment projects that reflect sensitivity to site and neighborhood conditions and adhere to relevant site and architectural design guidelines. (p. 3.160)

LT28.6.13 – Protect established residential neighborhoods by supporting compatible development, which may include other residential, mixed-use infill, and appropriate nonresidential uses. (p. 3.160)