

LAND USE PLAN POLICIES

Miramonte Neighborhood Plan

GOAL 1: Neighborhood Infill Compatibility – Promote compatible infill development within the Neighborhood.

Policy 1.1

Preserve the character of the Neighborhood by ensuring that future land use makes a positive contribution to the Neighborhood through application of the following Neighborhood values:

- Increased homeownership in both low and higher density development;
- A diverse mix of land uses that contributes to the traditional character of the Neighborhood;
- Carefully designed transitions between land uses;
- Provision of functional open space in all residential zones;
- A safe, attractive, and functional pedestrian environment;
- Green and sustainable development (e.g., water harvesting, energy conservation, alternative energy sources, alternate modes of transportation, covered parking);
- The maximum use of native and/or drought tolerant plant materials;
- Full involvement of residents and stakeholders in Neighborhood decisions;

GOAL 2: Neighborhood Preservation and Rehabilitation - Preserve the historic/traditional character of the Neighborhood, protect the existing low-density areas of the Neighborhood, and increase owner occupancy of residences.

Policy 2.2

Protect historic sites and landscapes in the Neighborhood.

- Strategy 2.2.1 - Support a joint community-church planning process to assist in the development of a long-range plan for preservation and economic sustainability of the Benedictine Monastery as an important historic site, including preservation of the landscape buffering;

Policy 2.3

Protect the residential character.

GOAL 3: Neighborhood Transitions - Create transitions between different density residential districts and between residential and commercial districts to preserve the residential character of the Neighborhood.

Policy 3.1

Encourage good design to help make successful transitions between commercial and residential uses.

Policy 3.2

Encourage good design to help make successful transitions between low density and higher density residential development.

- Strategy 3.2.1 - Encourage developers of higher density housing to step down heights and densities to the property edges;

Alvernon-Broadway Area Plan

Residential Policy 1

Preserve and improve the design quality of residential areas.

Residential Policy 2.b

Medium- and high-density residential uses are generally appropriate along arterial streets, except where low-density residential parcels side on an arterial street or are buffered by an existing frontage road. Generally, medium- and high-density residential development is not appropriate within the interior of established low-density neighborhoods unless identified on the Conceptual Land Use Map (see Residential Policy 4 and the adopted Neighborhood Plans).

Non-Residential 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.

Transportation Policy 9

Minimize the traffic impacts of Country Club Road on surrounding neighborhoods.

Transportation Policy 9.b

Encourage the enhancement of the visual streetscape along Country Club Road.

Plan Tucson – 2013

Purpose: Plan Tucson is a long-term policy document intended to guide decisions affecting elements that shape the city, such as housing, jobs, land use, transportation, water, and energy resources.

Focus Area: Historic Preservation

Policy HP1 - Implement incentives for private property owners to maintain, retrofit, rehabilitate, and adaptively reuse historic buildings.

Policy HP4 - Identify historic streetscapes and preserve their most significant character defining features.

Policy HP7 - Evaluate the benefits of new development relative to historic preservation in land use decisions.

Focus Area: Built Environment

Policy 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 spaces, and sensitivity to historic and natural resources and neighborhood character.

Policy LT4 - Ensure urban design that:

- a. is sensitive to the surrounding scale and intensities of existing development;
- b. integrates alternative transportation choices, creates safe gathering places, and fosters social interaction;
- c. provides multi-modal connections between and within building blocks;
- d. includes ample, usable public space and green infrastructure;
- e. takes into account prominent view sheds;

Policy LT28.1.4 - Require nonconforming signs to be removed or brought into conformance as a condition of rezoning, development plan approval, or change in land use.

Policy L28.1.16 - Preserve Tucson's historic architecture in keeping with applicable rehabilitation standards.

Policy L28.2.3 - High-density (greater than 14 units per acre) residential development is generally appropriate where primary vehicular access is provided to an arterial street and is directed away from the interior of low-density residential areas.

Policy L28.2.5 - Support neighborhood commercial uses located at the intersections of arterial streets, arterial and collector streets, or collector street intersections.

Policy 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.

Policy LT28.2.15 - 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.