Bear Canyon Neighborhood Plan Amendment
PA-18-01

Tucson, Arizona

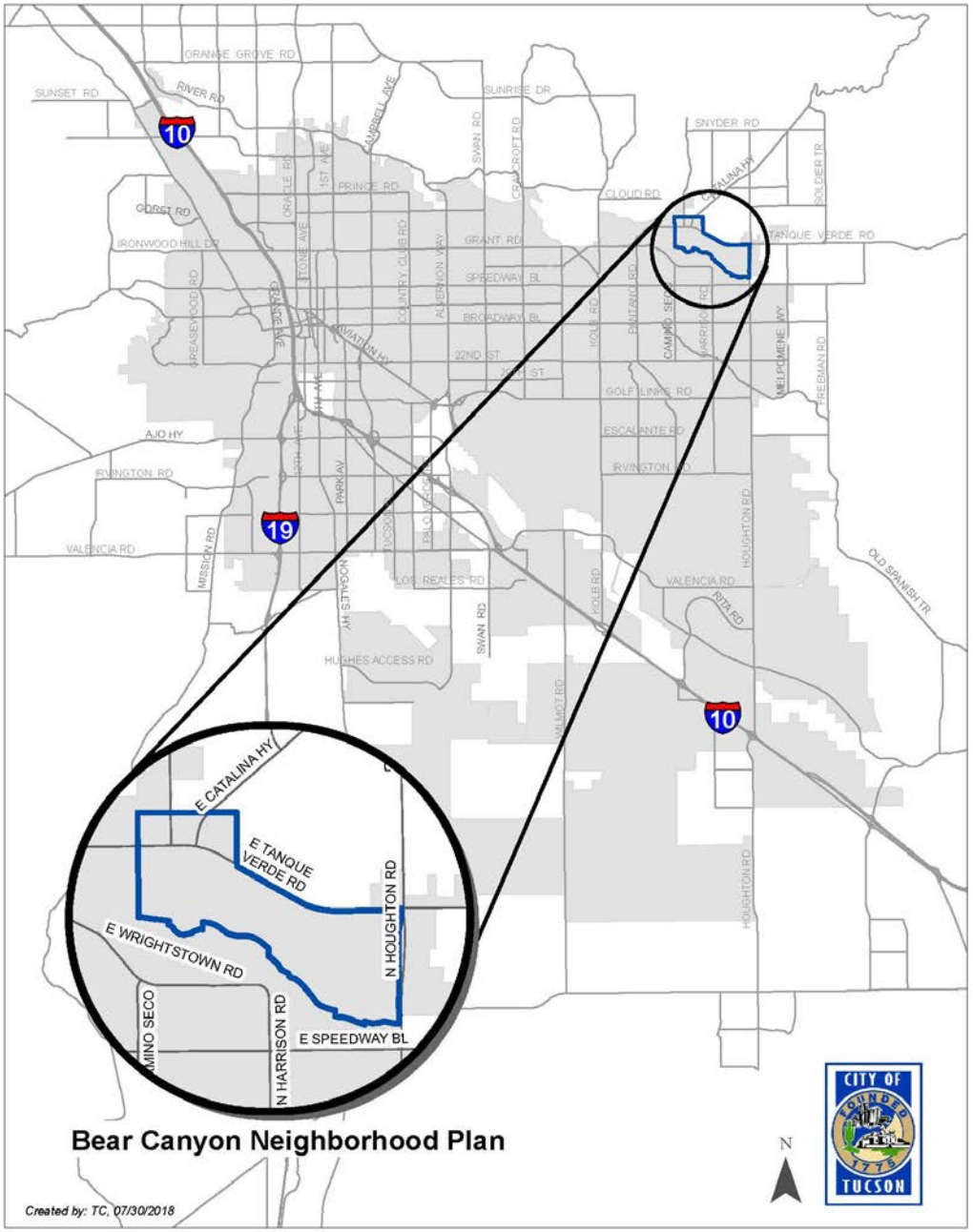
Planning Commission Public Hearing

September 12, 2018

Planning and Development Services Department

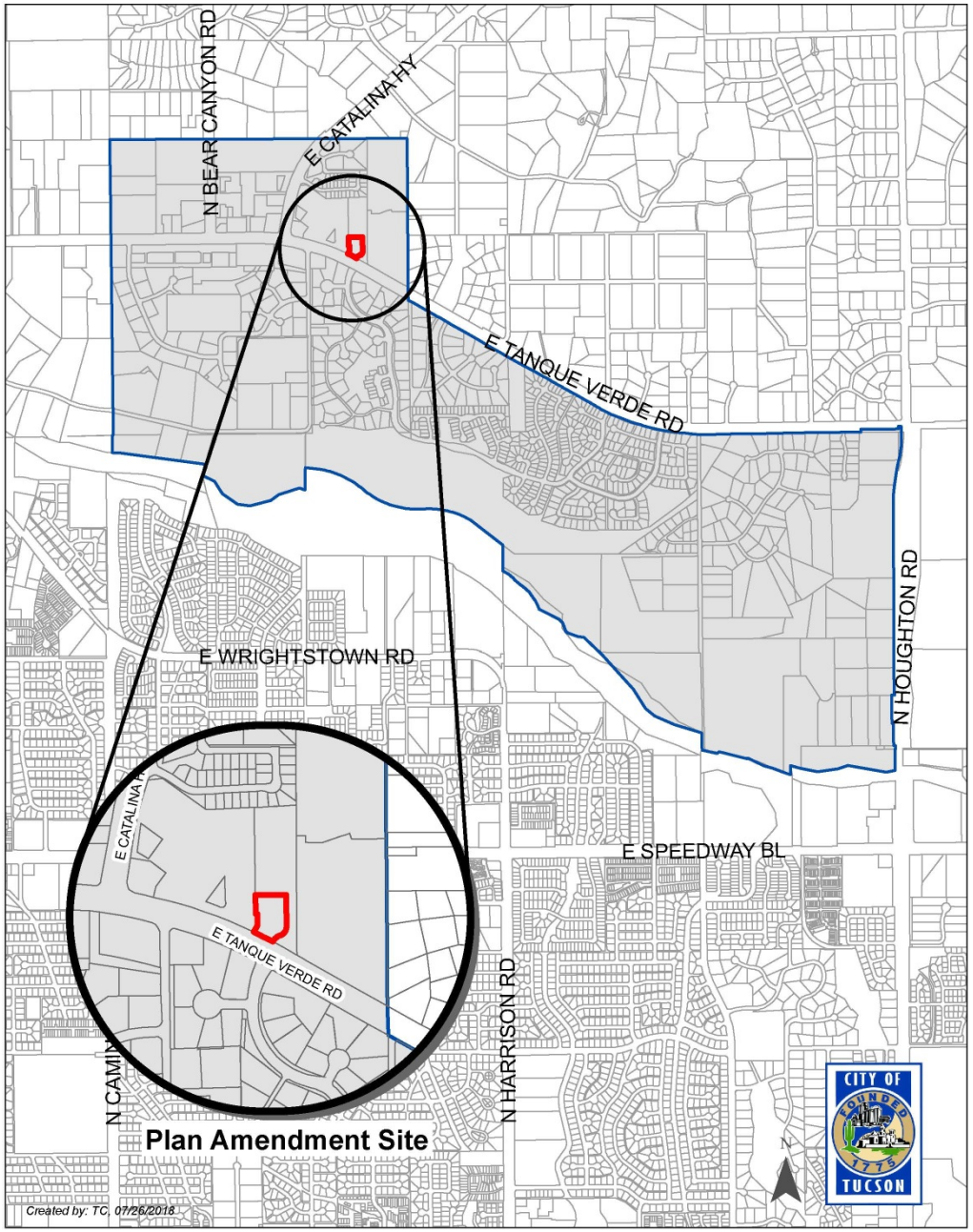
Bear Canyon Neighborhood Plan Amendment Site Location

PA-18-01
Bear Canyon Neighborhood Plan



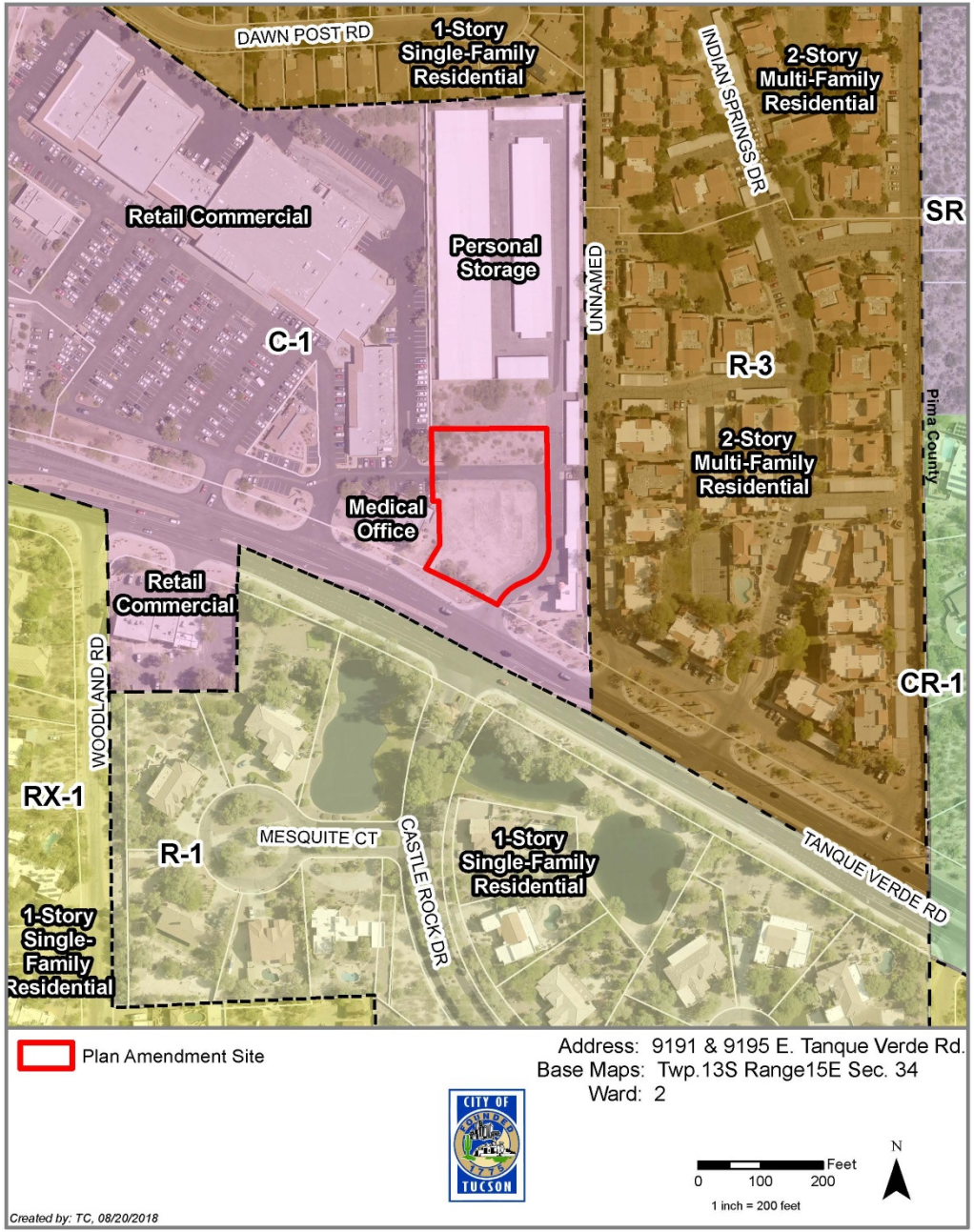
Bear Canyon Neighborhood Plan Amendment Site Location

PA-18-01
Bear Canyon Neighborhood Plan



Bear Canyon Neighborhood Plan Amendment Zoning Map

PA-18-01
Bear Canyon Neighborhood Plan



Bear Canyon Neighborhood Plan

Previous C-2 Rezoning Cases

PA-18-01
Bear Canyon Neighborhood Plan

Non-residential Implementation Technique 11

Language Subject to Plan Amendment in Green

11. Consider select community commercial uses which are:

a. Compatible in meeting the retail and service needs of the Bear Canyon area.

b. Must be located in a shopping center, and use should be oriented to the interior of that center:

1) Building is located a minimum of 100 feet from the right-of-way line of a scenic route.

2) Building is located a minimum of 350 feet from suburban and low-density residentially zoned land parcels.

Bear Canyon Neighborhood Plan Amendment Constraints

PA-18-01
Bear Canyon Neighborhood Plan

Plan Amendment Site

Address: 9191 & 9195 E. Tanque Verde Rd.
Base Maps: Twp.13S Range15E Sec. 34
Ward: 2

CITY OF TUCSON

Feet
0 20 40
1 inch = 40 feet

N

Created by: TC, 07/27/2018

Bear Canyon Neighborhood Plan Amendment Constraints

PA-18-01
Bear Canyon Neighborhood Plan

Plan Amendment Site

Address: 9191 & 9195 E. Tanque Verde Rd.
Base Maps: Twp.13S Range15E Sec. 34
Ward: 2

CITY OF TUCSON

0 20 40 Feet
1 inch = 40 feet

N

Created by: TC, 07/27/2018

Bear Canyon Neighborhood Plan Amendment Constraints

PA-18-01
Bear Canyon Neighborhood Plan

Plan Amendment Site

Address: 9191 & 9195 E. Tanque Verde Rd.
Base Maps: Twp.13S Range15E Sec. 34
Ward: 2

CITY OF TUCSON

0 20 40 Feet
1 inch = 40 feet

N

Created by: TC, 07/27/2018

Bear Canyon Neighborhood Plan Amendment Constraints

PA-18-01
Bear Canyon Neighborhood Plan

Plan Amendment Site

Address: 9191 & 9195 E. Tanque Verde Rd.
Base Maps: Twp.13S Range15E Sec. 34
Ward: 2

CITY OF TUCSON

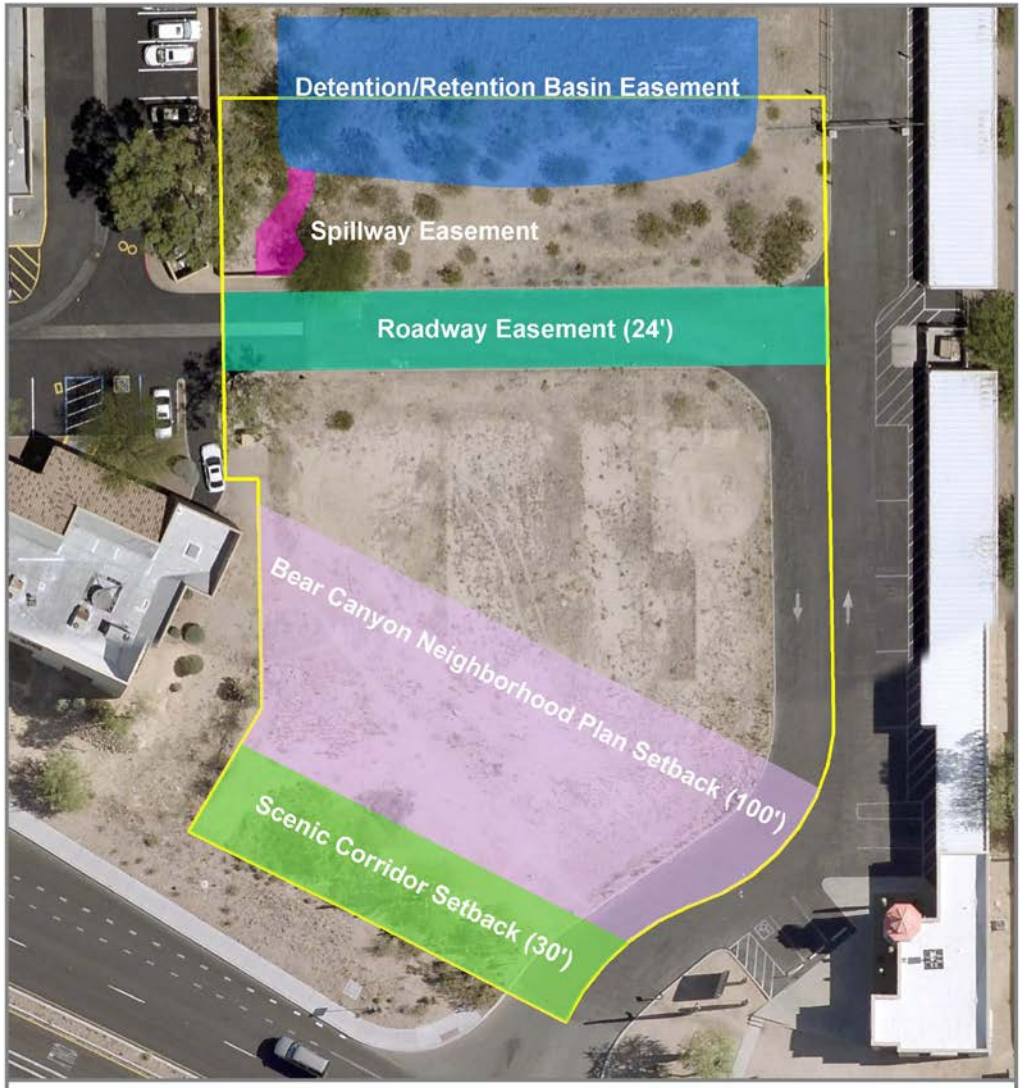
0 20 40 Feet
1 inch = 40 feet

N

Created by: TC, 07/27/2018

Bear Canyon Neighborhood Plan Amendment Constraints

PA-18-01
Bear Canyon Neighborhood Plan



Plan Amendment Site

Address: 9191 & 9195 E. Tanque Verde Rd.
Base Maps: Twp.13S Range15E Sec. 34
Ward: 2

CITY OF TUCSON

0 20 40 Feet
1 inch = 40 feet

N

Created by: TC, 07/27/2018

Bear Canyon Neighborhood Plan Amendment Proposed Setbacks

PA-18-01
Bear Canyon Neighborhood Plan

Bear Canyon Neighborhood Plan
Existing Design Policy for Community Commercial Uses

- Proposal must meet local needs – Need mkt. data
- Business oriented to interior of shopping center
- Masonry and landscaping screens
- Enhanced landscaping around building
- Building, color and signage to match center
- UDC-SCZ requires 30-foot landscape buffer on site

Bear Canyon Neighborhood Plan
Findings

1. The request is consistent with *Plan Tucson.*

2. The site is constrained by its configuration and a recorded access easement that bisects the site in the north one-half.

3. Implementation Technique 11 provides significant policy guidance related to business activity orientation, building compatibility with the surrounding commercial center, and enhanced landscaping, all of which will mitigate the potential impacts of a community commercial user on this site.

Bear Canyon Neighborhood Plan
Findings, Continued

4. By reducing the required setbacks on the site, more parking and business activity will be forced to the north of the building and may result in a less intense usage between the scenic route and the building.

5. The proposed setback brings the building more in line with the buildings to either side, which from an urban design perspective, creates a more formal and consistent street frontage.

6. The proposed reduced setbacks still provide 360-foot and 370-foot setbacks to the nearest dwellings, consistent with the Plan's intent to protect residential properties.

Bear Canyon Neighborhood Plan
Staff Recommendation (Yellow)

Create Nonresidential Uses Implementation Technique 11.b.3 to read:

Exception to Section b: Implementation Techniques 11.b.1 and 11.b.2 apply to all community commercial uses with the exception of Parcel 114-51-218A, subject to Resolution XXX. The building on this parcel is located a minimum of 60 feet from the right-of-way line of a scenic route and a minimum of 200 feet from suburban and low-density residentially zoned properties.