

**Planning Commission – Study Session**  
**July 16, 2014**

*University Area Plan*  
*Plan Amendment, PA-14-01*



**Planning and Development Services**

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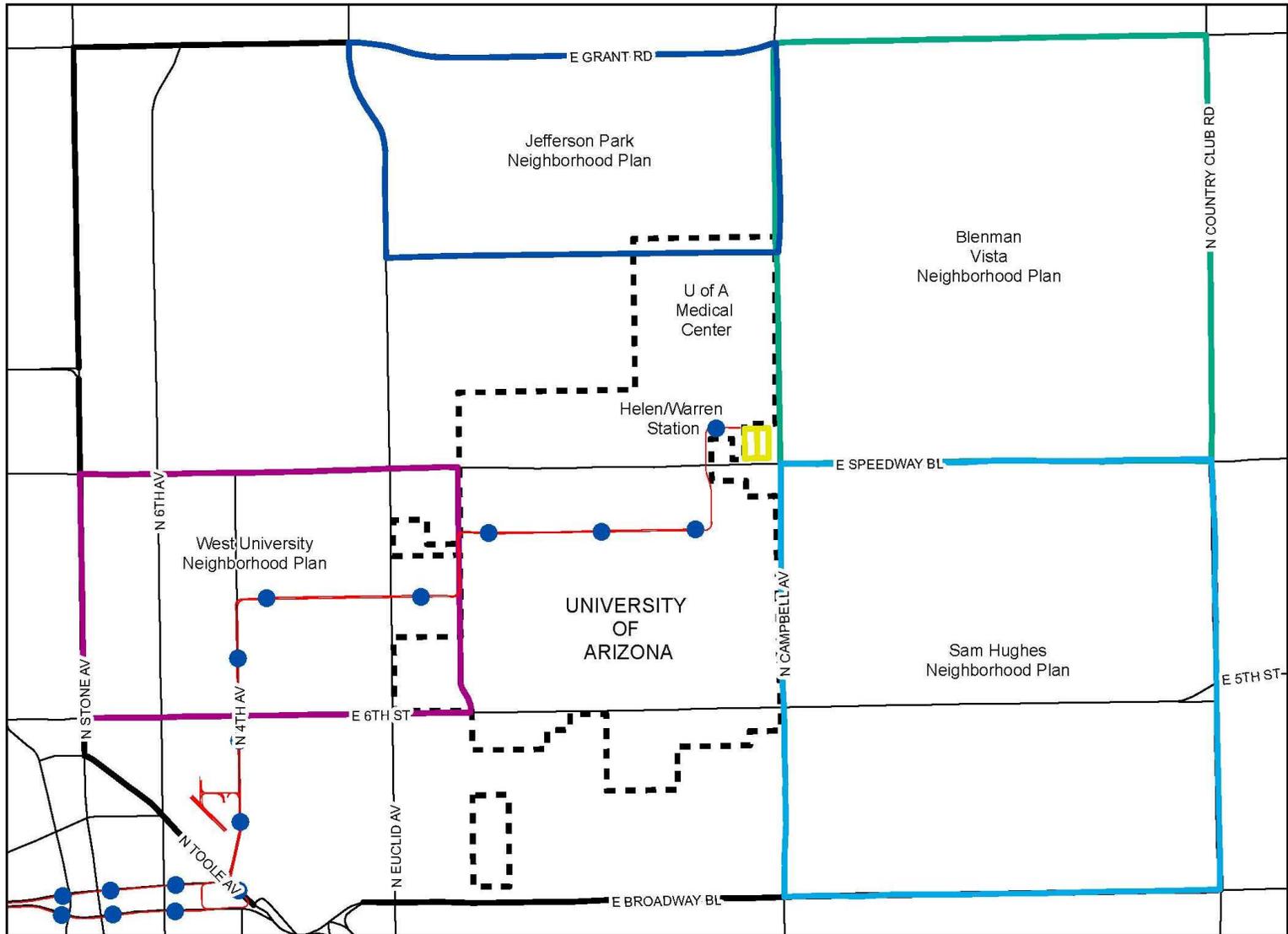
**July 16, 2014**

**Issue:**

Request to amend the *University Area Plan* (UAP) by adding a new Section 3.G. Helen-Warren Station Area, Sub-Area 1, to address *UAP* policy direction for transit-oriented development, vehicular access and building height.

If amendment is adopted, then applicant intends to apply for a Planned Area Development (PAD) rezoning in accordance with the new policy direction.

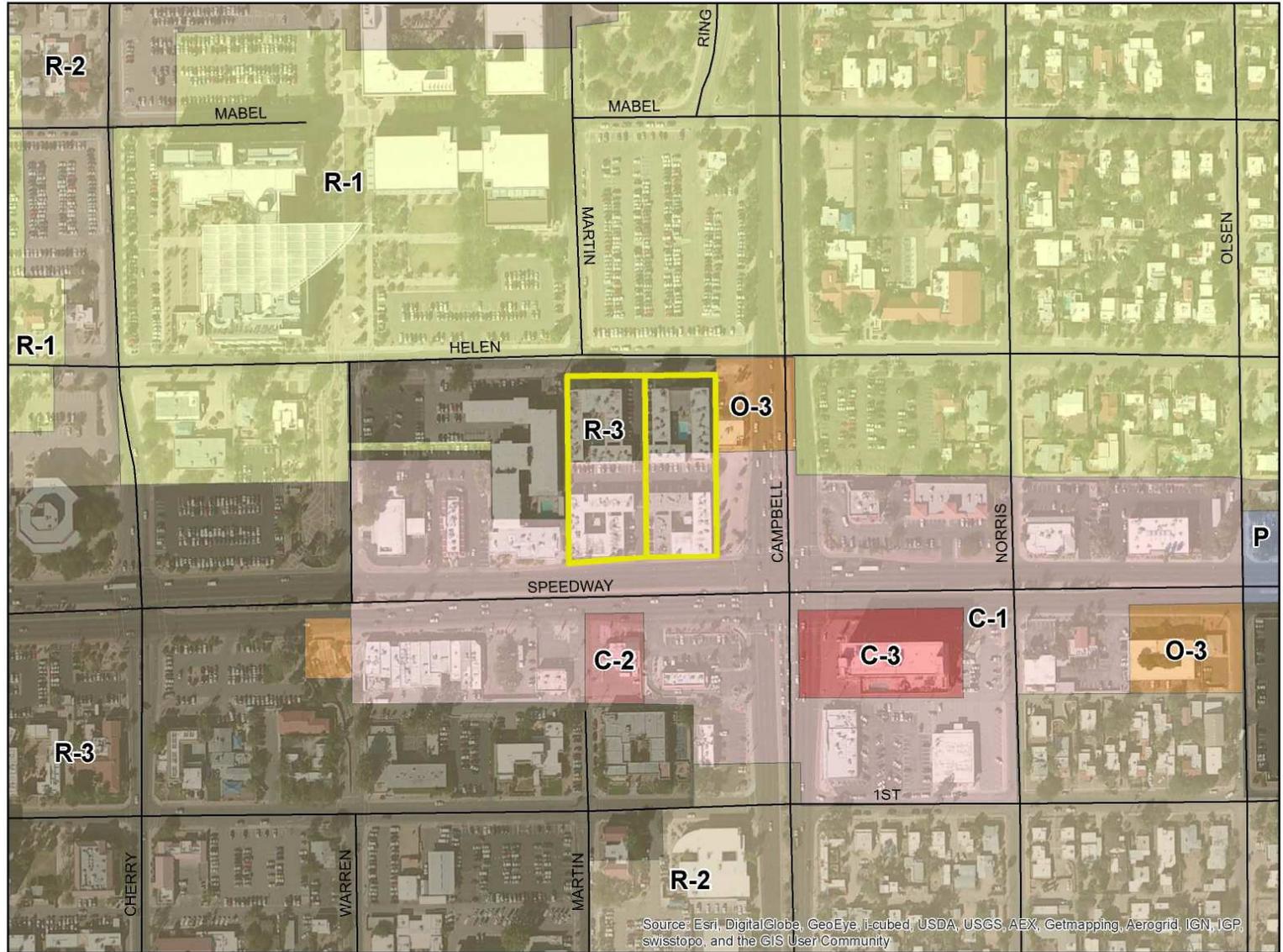




Amendment Site    
  Plan Area Boundary    
  U of A Campus Planning Area    
 0 450 900 1,800 Feet    
  NORTH    
 Created By: Planning & Development Services  
 Date: 7/14/2014

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# Zoning Map

Amendment Site



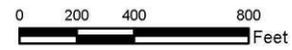
Created By: Planning & Development Services  
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**ABOR Map**

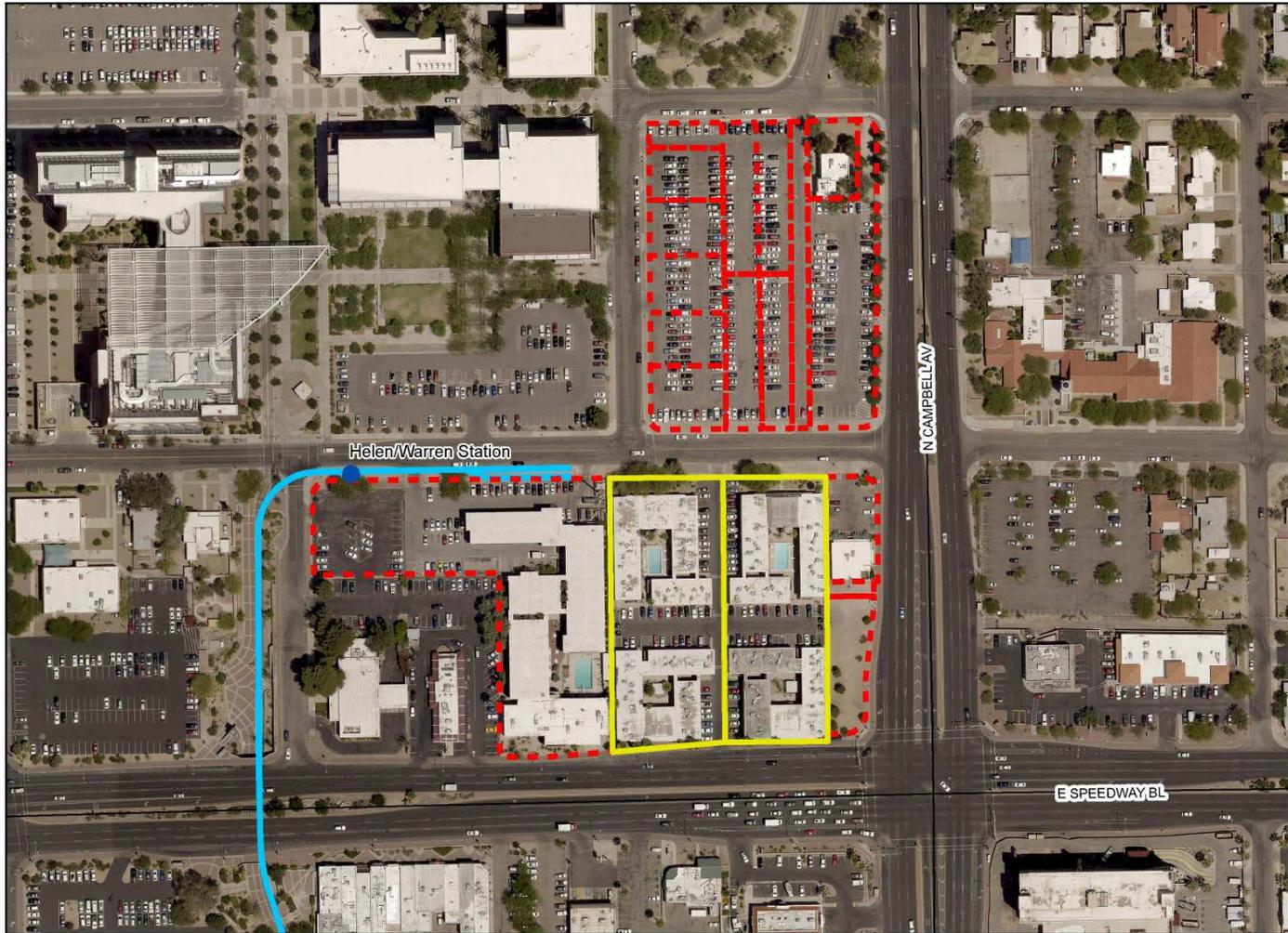
Amendment Site
  Arizona Board of Regents



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 Date: 7/7/2014

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 Amendment Site - Sub-Area 1      Arizona Board of Regents (ABOR) Priorities for potential future incorporation into Sub-Area 1 at ABOR/JA discretion

0 50 100 200 Feet 

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**Legend**

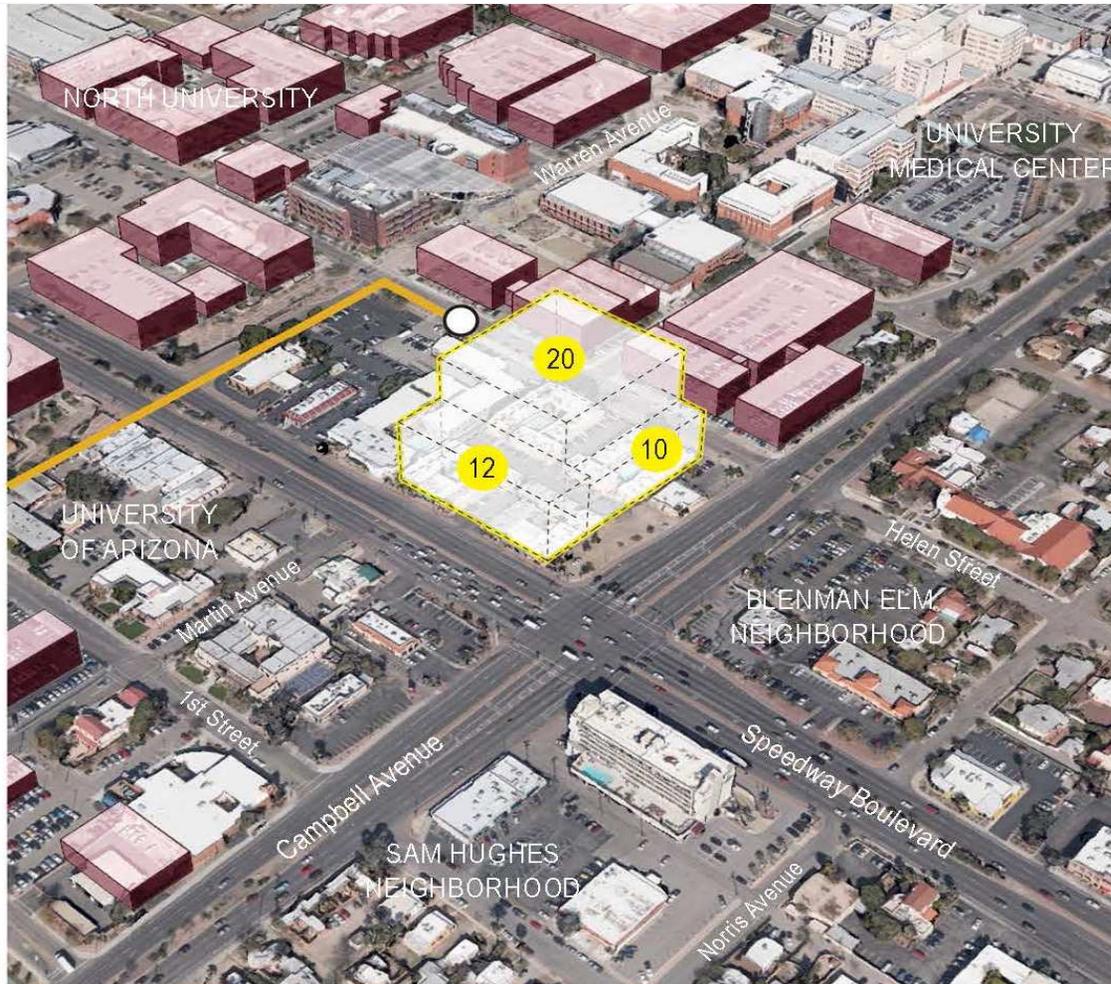
- Sub-Area 1
- Existing buildings
- University of Arizona, existing buildings
- UMC, existing buildings
- UA 2009 Comprehensive Campus Plan, proposed massing
- Existing Modern Street Car Route and Helen-Warren Station

**Helen-Warren Station Area  
Sub-Area 1 Location  
Exhibit 3.G.1**



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### Legend

-  Tucson Modern Streetcar Route and Helen-Warren Station
  -  UA 2009 Comprehensive Campus Plan, proposed massing
  -  20 H:250' or 20 Stories
  -  12 H:154' or 12 Stories
  -  10 H:130' or 10 Stories
- NOTE: POLICY LIMITATIONS APPLY TO THE UTILIZATION OF THE 20-STORY, 250' HEIGHT ENVVELOPE

**Helen-Warren Station Area  
Allowable Building Envelopes and Heights  
Sub-Area 1  
Exhibit 3.G.2**



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**Land Use Policy - *Plan Tucson, University Area Plan and UA Campus Plan:***

- **Amendment site identified as a Campus Area (PT/CP)**
- **University area is a compact, pedestrian-oriented, regional activity center (PT/UAP/CP)**
- **Support projects that link Downtown, Fourth Avenue, U of A (PT/UAP/CP)**
- **Support new mixed-use development and multi-modal transportation networks (PT/UAP/CP);**
- **Support modern streetcar and public-private partnership opportunities (PT/UAP/CP)**
- **Support efforts to coordinate City policy with the UA Comprehensive Campus Plan (UAP/CP);**



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**Staff recommends:**

- **Set this item for public hearing at the August 20, 2014 meeting**
- **Include adjacent ABOR property in plan amendment notice area**



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