



PLANNING COMMISSION

Department of Urban Planning & Design • P.O. Box 27210 • Tucson, AZ 85726-7210

DATE: April 2, 2008

TO: Planning Commission
Albert Elias

FROM: Albert Elias, AICP
Executive Secretary

SUBJECT: Miramonte Neighborhood Plan
Public Hearing (Ward VI)

Issue: This draft Miramonte Neighborhood Plan (the Plan) is before the Planning Commission (Commission) for a public hearing. The Plan is the result of a two-year effort by the Miramonte Neighborhood involving residents, property owners, and other stakeholders with interest in the neighborhood.

Recommendation: Staff recommends that the Commission forward this item to the Mayor and Council with a recommendation to adopt the Plan. A copy of the draft Plan was provided to the Commission with the March 5, 2008, Study Session information on the Plan.

Background: Currently, the City of Tucson has 28 neighborhood plans and 17 area plans, many created years ago and amended subsequently. The Neighborhood Plans are more detailed and refined than the Area Plans, which incorporate multiple neighborhoods. Both the Neighborhood and the Area Plans are advisory documents that have been used by the City primarily to inform rezoning reviews. In recent years, there has been increasing interest by neighborhoods, particularly in the central city, to create or update neighborhood plans. The Miramonte Neighborhood Plan is one of two neighborhood plans that the Department of Urban Planning and Design selected to undertake with the goal of creating a model for future neighborhood plans. The objective is to create neighborhood plans that serve as advisory documents for City land use decisions, while also serving as strategic documents for neighborhoods to address such issues as infrastructure enhancement, safety and maintenance, and social interaction.

Miramonte Neighborhood Plan Overview: The Miramonte Neighborhood is located in central Tucson and is bounded on the north by Speedway Boulevard, on the south by 5th Street, on the east by Alvernon Way, and on the west by Country Club Road. The Neighborhood is currently included in the Alvernon-Broadway Area Plan (Adopted 1995, Amendments Aug. 1998, Oct. 1998, and Sept. 2000). The attached copy of the draft Plan includes a section (Miramonte Neighborhood Past and Present) that highlights the Neighborhood's development over time, as well as its physical and demographic attributes.

The Department of Urban Planning and Design and its consultant, the University of Arizona, College of Architecture and Landscape Architecture's Drachman Institute, managed the preparation of the Plan. The work included public meetings with the general Neighborhood and meeting with the Steering Committee, design workshops, one-on-one discussions, questionnaires, surveys, and an interactive process among Miramonte neighbors, stakeholders, and planners.

In January 2008, property owners and residents of the Miramonte Neighborhood were notified by mail of a public meeting to be held on January 22, 2008, to review and receive feedback on the draft Plan. The notification also provided information on how to obtain a copy of the Plan and by when and to whom to provide comments. A limited number of comments were received on the Plan at the public meeting and during the review period. Steering Committee members reviewed all comments, and the attached draft Plan includes the committee's agreed upon revisions. In general, the comments addressed inaccuracies, clarification of meaning, comprehensibility, and reordering of some goals. Before making the decision to forward the draft Plan to the Planning Commission, the Steering Committee reviewed feedback cards completed by 20 of the 31 people who signed in at the January 22nd public meeting. All but one respondent indicated that they thought the Draft Plan was ready "to take through the City review process for possible adoption by Mayor and Council." The one respondent had "no opinion."

The key elements of the Plan include a vision statement; an explanation of the use of the Neighborhood Plan; and six goals, which evolved from the vision statement. The six goals, which are listed below, include a total of 11 policies and 40 strategies.

1. Neighborhood Infill Compatibility
2. Neighborhood Preservation & Rehabilitation
3. Neighborhood Transitions
4. Neighborhood Infrastructure Enhancement
5. Neighborhood Safety and Property Maintenance
6. Neighborhood Involvement Opportunities

It should be noted that in addressing future land uses in the Neighborhood, the Steering Committee reviewed the conceptual land uses specified for the Miramonte Neighborhood in the Broadway-Alvernon Area Plan. After much discussion, the committee decided that the conceptual land use map presented in the Area Plan was consistent with the current vision for Miramonte land uses. This conclusion is reflected in the Conceptual Land Use Map presented in the draft Plan.

Planning Commission Study Session: At the March 5, 2008, Study Session, Urban Planning & Design staff gave a presentation highlighting the Plan's public process and content. William Harlow, Chair of the Miramonte Neighborhood Plan Citizen Steering Committee, and Ruth Becker, a member of the Steering Committee, made additional comments regarding the process and provided some examples of how the draft Plan has already assisted the

Neighborhood in communicating with potential developers. They encouraged the Commission to move the Plan forward.

It was moved by Commissioner Patrick, duly seconded, and passed by a voice vote of 9 to 0 (Commissioners McBride-Olson and Watson absent), to close the Study Session and set the item for Public Hearing at the April Meeting.

Plan Revisions: Following the Commission's vote, Principal Assistant City Attorney, Viola Romero-Wright, requested several revisions to the Plan. The first request was that references "to Flexible Lot Development or FLD" be changed to Residential Cluster Project since the FLD, while under consideration, has not yet been approved or adopted. This affected text on page 9 and page 13 of the draft. Ms. Romero-Wright also requested that paragraph 1.2.2 on page 13 regarding the Neighborhood Association Board's response to variance requests be deleted because the implied contractual language went beyond the purview of a Neighborhood Plan. Staff has made the requested revisions, notified the Citizen Steering Committee of the revisions, and provided the revised Plan as an attachment.

Subsequent Public Comment: To ensure that all were informed about and had an opportunity to comment on the Plan, the public hearing notice was sent not only to property owners, but also to residents of the Miramonte Neighborhood. The notice has resulted in several requests for the Plan, a letter with some suggestions about the conceptual land use map presented in the Plan, and several phone calls requesting clarification about the use of the Plan or about specific Plan text. Urban Planning & Design staff has received no substantive concerns about the Plan to date.

Attachment: A copy of the draft *Miramonte Neighborhood Plan*, with revised pages 9 and 13, is attached.