



# PLANNING COMMISSION

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

**DATE:** August 20, 2008

**TO:** Planning Commission

**FROM:** *Albert Elias*  
Albert Elias, AICP  
Executive Secretary

**SUBJECT:** Jefferson Park Neighborhood Plan

**Issue:** This draft Jefferson Park Neighborhood Plan is before the Planning Commission for a study session. The Plan is the result of two-and-a-half year effort by the Jefferson Park Neighborhood involving residents, property owners, and other stakeholders with interest in the neighborhood.

**Recommendation:** Staff recommends that the draft Plan, which is a result of considerable stakeholder commitment and engagement, be reviewed by the Planning Commission and considered for a public hearing at an upcoming Commission meeting.

**Background:** Currently, the City of Tucson has 29 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 Jefferson Park 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.

**Jefferson Park Neighborhood Plan Overview:** The Jefferson Park Neighborhood is located in central Tucson and is bounded on the north by Grant Road, on the south Lester Street, on the east by Campbell Avenue, and on the west by Euclid Avenue. The Neighborhood is currently included in the University Area Plan (Adopted 1989, Amendment 1991). The attached copy of the draft Jefferson Park Neighborhood Plan includes a section (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 Jefferson Park Neighborhood Plan. The work included an interactive process among Jefferson Park neighbors, stakeholders, and planners and featured Neighborhood public meetings, Citizen Steering Committee meetings, a design charrette, one-on-one discussions, and surveys.

Property owners and residents of the Jefferson Park Neighborhood were notified by mail of a public meeting to be held on February 14, 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. Sixty-eight people signed in for the meeting. Staff provided a page-by-page review of the Plan. The presentation was followed by attendees' comments and questions, which were either asked verbally and transcribed or written on question cards and read aloud. Additionally, questionnaires were distributed to obtain participants' feedback on the Draft Plan. Twenty-two questionnaires were completed and returned. On a scale of "1" (not satisfied) to "5" (very satisfied), 27% of respondents indicated they were very satisfied, 50% indicated they were quite satisfied, and 23% indicated they were satisfied. No respondents indicated they were not satisfied. In response to the second question as to whether the Draft Plan was ready to take through the City review process, twelve respondents indicated "Yes," and ten respondents indicated "No." The transcription of the February 14, 2008, public meeting is provided as an attachment.

The Steering Committee members reviewed and discussed the public meeting input on the Plan. Committee members decided that while the overall tone of the meeting was generally supportive of the Draft Plan, feedback from the first meeting warranted a second public meeting to review revisions made to the draft Plan in response to the first meeting and to address several comments received from the City Attorney's Office. The second public meeting was held on Monday, August 18, 2008. A sample of the notification postcard is attached. Urban Planning and Design will include in its presentation to the Planning Commission Study Session a summary of comments received at the August 18<sup>th</sup> public meeting.

While revisions were made to the draft Plan following the first public meeting, overall the Committee determined that the substance and direction of the Plan remained the same. The Committee, therefore, requested that the draft Plan be presented to the Planning Commission.

**Key Elements of the Plan:** The key elements of the Plan include a vision statement; an explanation of the use of the Neighborhood Plan; and three goals that evolved from the vision statement. The three goals, which are listed below, include a total of 10 policies and 41 strategies. The goals, policies, and strategies are divided between those that address Land Use and those that address Community as shown below.

*Land Use Goals, Policies, and Strategies*

1. Neighborhood Preservation
2. Neighborhood Landscape and Streetscape

*Community goals, Policies, and Strategies*

3. Development of Community

Several items of particular note regarding the draft Plan:

- In addressing future land uses in the Neighborhood, the Steering Committee reviewed the conceptual land uses specified for the Jefferson Park Neighborhood in the University Area Plan. In several areas, the committee's recommendations for future land uses differ from those recommended in the Area Plan. Specifically, the Jefferson Park Neighborhood Plan recommends against the conversion of residential uses to commercial uses (O uses or C uses) along the three adjacent arterial streets (Grant, Campbell and Euclid). (See page 10 of the draft Plan.)
- The Jefferson Park Neighborhood is one of two neighborhoods initiated by the Mayor and Council for the Neighborhood Preservation Zone (NPZ) process. The first step in this process is the development of a neighborhood design manual. The Jefferson Park Neighborhood will begin development of their design manual upon completion of the individual property inventory that will be conducted as part of the neighborhood's National Register nomination as an historic district. While the NPZ process is separate from the Neighborhood Plan development process, the Plan identifies the NPZ and the associated design manual as a mechanism for implementing strategies presented in the draft Plan to preserve the traditional low-density single-story character of the Neighborhood's traditional density, fabric and form without discouraging its healthy diversity of architectural styles.

Among these strategies are: limiting the Residential Floor Area Ratio (RFAR) in the R-1 zone to 0.35; limiting the second floor area to 5.25% of the total lot area and limiting the height of the portion of roof over the two-story area to twenty feet; limiting the height of single story development to sixteen feet; limiting the size of a secondary structure to 50% of the square footage of the principal structure, locating the secondary structure behind the main structure, and keeping the secondary structure's height the same as or shorter than the main structure; reducing lot coverage in the R-1 zone from 70% to 50%; and prohibiting group parking in front yards, parking in the back-of-curb area on the street, jumping curbs to park, and parking lot-style parking in the rear of a lot. (See pages 10 – 11 of the draft Plan.)

**Attachments:** *Jefferson Park Neighborhood Plan (Draft)* Please note that the Plan Appendices are under separate cover and can be made available upon request.

Meeting Summary of the first public meeting to review the Jefferson Park Neighborhood Plan, Thursday, February 14, 2008.

Notification postcard sent to property owners and neighborhood residents, and tenants announcing the second public meeting to review the draft Jefferson Park Neighborhood Plan, Monday, August 18, 2008.