



PLANNING COMMISSION

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

DATE: October 1, 2008

TO: Planning Commission

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

SUBJECT: Jefferson Park Neighborhood Plan
Proposed Additional Language

Issue: On September 17, 2008, the Planning Commission held a public hearing on the draft Jefferson Park Neighborhood Plan (the Plan). After closing the public hearing, the Commissioners focused on the proposed new land use policy reflected in the Plan's Policy 1.3 and accompanying Strategies 1.3.1 – 1.3.4. In summary, this policy and related strategies say that future land uses along Grant, Campbell, Euclid and Park should reflect the current primarily single family residential zoning within the Jefferson Park Neighborhood.

Recommendation: Staff recommends the Planning Commission forward the Jefferson Park Neighborhood Plan to Mayor and Council for approval with the following suggested additional language:

Recommend that a study be done to further inform the land use policy direction for Major Street and Routes streets (i.e., arterials and collectors) immediately adjacent to and within the Neighborhood, with particular attention to whether those areas along the arterials and collectors currently zoned for single family uses should be considered for some additional residential and/or non-residential uses.

This language is proposed as Strategy 1.3.1, which would require that the existing Strategies 1.3.1 – 1.3.4 be renumbered as 1.3.2 – 1.3.5.

Additional Considerations:: Following the public hearing on September 17, 2008, the Planning Commission discussed whether it is appropriate to consider land uses other than single family uses in areas currently zoned R-1 along arterial and collector streets in the Jefferson Park Neighborhood. The *Major Streets and Routes (MS&R) Plan* identifies the arterials adjacent to the Neighborhood as Grant Road and Euclid Avenue. The *MS&R* also identifies the collectors in the Neighborhood as Mountain Avenue and Park Avenue.

The existing land use policy direction in the *University Area Plan (UAP)* allows consideration of the conversion of residential uses on arterial streets to residentially scaled office uses under the guidance of the General Design Guidelines in the UAP and through the analysis of characteristics outlined in Office/Commercial Development Policy 3. This land use policy direction is proposed to be revised in the draft Jefferson Park Neighborhood Plan based on concerns for the preservation of the historic Neighborhood due to changes in recent years that have been considered incompatible with the traditional Neighborhood character.

The outcome of this discussion was a motion by Commissioner Sullivan to include an additional strategy under Policy 1.3 of the Jefferson Park Neighborhood Plan that recommends a study be undertaken to further consider possible future land uses along arterials and collectors in the Neighborhood. Planning Commission members approved this motion. Staff has prepared a draft of the additional language for review by the Commissioners at their October 1, 2008, meeting.

Conclusion: Staff supports the potential consideration of more intense, non-single family residential uses along arterials and collectors that serve to protect and preserve the core of historic neighborhoods. However, the placement of more intense, if appropriate, uses needs to be done strategically, with careful consideration of the specific location and surrounding uses. Regarding the arterial and collectors streets within the Jefferson Park Neighborhood, it is appropriate for staff to be directed to conduct additional analysis to determine the extent to which more intense non-single family can be accommodated, while still respecting the character of the neighborhood.