



PLANNING COMMISSION

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

DATE: November 5, 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 had prepared a draft of the additional language for review by the Commissioners at their October 1, 2008 meeting. *Attachment A* is a map of the arterials and collectors proposed for study in the Jefferson Park Neighborhood. *Attachment B* shows how the strategy proposed in the motion would be incorporated in the draft Jefferson Park Neighborhood Plan.

Additional Information from Jefferson Park Steering Committee: Jefferson Park Neighborhood Plan Steering Committee members met on October 13, 2008, to discuss the Planning Commission's proposed motion and have provided their response in the letter presented as *Attachment C*.

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. 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 on arterial and collector streets in the area of the city in which historic neighborhoods may be most affected by such development.

- Attachment A: Map of Arterials and Collectors proposed for study in Jefferson Park
- Attachment B: Revised page, draft Jefferson Park Neighborhood Plan
- Attachment C: Letter from Dyer Lytle, Chair, Jefferson Park Neighborhood Plan Steering Committee, dated October 31, 2008

Jefferson Park Neighborhood

MS & R Roadways Proposed for Study



Legend

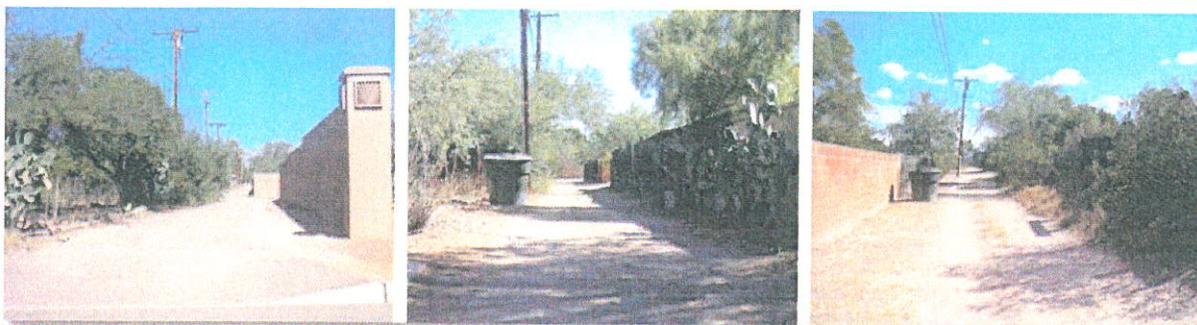
-  Jefferson Park Neighborhood
-  Major Streets & Routes
-  Arterial Street
-  Collector Street
-  Residential Street

DRAFT for Review and Comment, Aug. 18, 2008

Policy 1.3

Preserve the traditional character of the Neighborhood by insuring that future land use is consistent with existing land use.

Strategies



Mid-Block Alleyways and Corridors in the Neighborhood

1.3.1 - 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.

1.3.2 - In contradiction to the 1989 City of Tucson *University Area Plan*, recommend against the conversion of residential uses to commercial uses (O uses or C uses) along the three adjacent arterial streets (Grant, Campbell and Euclid).

1.3.3 - Recommend against the conversion of low-density residential uses (R-1) to medium density residential uses (R-2) in any part of the neighborhood.

1.3.4 - Recommend against the conversion of any remaining low density residential uses (R-1) to medium density residential uses (R-2) or commercial uses (O uses or C uses) along the east side of Euclid Avenue.

1.3.5 - Recommend against the conversion of the remaining low density residential uses (R-1), along the east side of Park Avenue between Waverly and Lester, to medium density residential uses (R-2) or commercial uses (O uses or C uses).

October 31, 2008
1645 E. Hampton Street
Tucson, AZ 85719

Planning Commission
City of Tucson, Department of Urban Planning and Design
P.O. Box 27210
Tucson, AZ 85726-7210

Dear Planning Commissioners,

This letter represents a consensus reached by the Jefferson Park Neighborhood Plan Steering Committee (hereafter JPNPSC) on Monday October 13, 2008.

In reviewing the proposed Jefferson Park Neighborhood Plan (hereafter JPNP) on October 1, 2008, the planning commission expressed concerns that the plan opposes high density and commercial development along the major streets that border the Jefferson Park neighborhood. This position is different from the University Area Plan (which includes Jefferson Park) that favors such development. The commission asked that language be added to the JPNP that would allow for a reexamination of the neighborhood position on this subject following a proposed study on density distribution.

The city of Tucson planning department staff constructed a paragraph to be added to the JPNP as one of the strategies. This language was then presented to the steering committee of the JPNP at the October 13th meeting. The committee expressed some concerns with the language and we drafted our own proposal for addition to the JPNP (as follows).

To be added as a strategy under Policy 1.3 (strategy 1.3.5, perhaps):

“The Jefferson Park Neighborhood supports the idea of a comprehensive study being done that would determine, for the entire city of Tucson, where appropriate places for higher density should be located. The Neighborhood will then examine the results of such a study and consider amendments to the Plan based on these results.”

The members of the JPNPSC strongly support the idea of a study being done concerning the future distribution of residential and commercial density but we feel that the study should be done city-wide or at least cover a much larger area of the city than just the Jefferson Park neighborhood. Jefferson Park does not exist in isolation in its context, location, and relationship with the rest of urban Tucson. We feel that unless a comprehensive study is done, development in Tucson will continue to happen in a piecemeal way, block-by-block, neighborhood-by-neighborhood. A through, city wide

study, leading to a comprehensive plan will allow much more flexibility in determining density distribution. Such a study will likely show that there are broad areas of the city that can be developed at a higher density without compromising the quality of life for the residents of established neighborhoods.

The Jefferson Park neighborhood already lost homes to the Campbell Avenue widening project a few years ago and faces the loss of more homes when Grant Road is widened in the near future. We can't afford to keep losing homes! Not only are a number of these homes of historic significance, the loss of sections of the neighborhood has a destabilizing effect on a neighborhood whose stability is already at risk because of predatory infill development targeting a transient student population.

Once the results of the study described above are published, results relevant to Jefferson Park that deviate from the JPNP should be reviewed through a public process and consideration given to amending the plan.

Sincerely,

Dyer Lytle
Chair, Jefferson Park Neighborhood Plan Steering Committee
President, Jefferson Park Neighborhood Association