

West University Neighborhood Plan

- c) Present zoning is inconsistent with the land uses specified on the Development Concept Map, particularly in those areas designated "Maintain and Infill Low Density Residential and Related Services."

Groupings of downzonings are encouraged in order to maximize their impact and to assure efficient processing.

6. Discourage rezonings to nonresidential use or more intensive residential use in the areas designated as "low density residential" on the Development Concept Map, except as provided for in Policy 3.A.1.
 7. Strongly encourage all new development with frontage on Euclid Avenue to provide design elements which are sensitive to the low-intensity residential character of the neighborhood located west of Euclid. Elements to be considered include earth berming, landscaping, building setback and stepback and the location of parking, entry points, and activity areas away from existing residential development along and to the west of Euclid. Design elements should be compatible with the historic character of the Neighborhood.
 8. Work in cooperation with the City of Tucson Transportation Department to explore alternatives for developing a buffer (e.g. landscaped median) along Euclid Avenue within the existing right-of-way.
 9. Because of the importance of maintaining a "transition area" between the University campus east of Park Avenue and the primarily low density residential portion of the neighborhood west of Euclid Avenue, the impacts of proposed land uses in this area which are not in conformance with the Plan's Future Development Concept Map must be carefully identified in the plan amendment process, evaluated in terms of plan goals and policies and fully mitigated prior to the granting of a plan amendment. This subpolicy includes land uses proposed on properties owned by the University of Arizona which are sold or leased to private entities, as well as to private development of properties designated "University Acquisition Area" on the Concept Map.
 10. Limit building heights west of Euclid Avenue to that allowed by zoning on August 1, 1988. **Allow maximum building heights of 40 feet in the transition area between Park and Euclid Avenues.**
- C. Develop and implement programs that will contribute to an increase in homeownership within the West University Neighborhood to promote neighborhood stability and reinvestment.
1. Support the conversion of existing rental housing units to fee simple owner-occupancy, cooperative and condominium forms of ownership.

(EXISTING POLICY LANGUAGE)