

REVISIONS TO THE GROWTH AREAS MAP

As of May 29, 2013

The Opportunity Areas Map (recommended by staff to be renamed the Growth Areas Map) was vetted by the Plan Tucson team to double-check the identification of the various building blocks shown on the map. The review and revisions to the map took into account the following items:

- Location of vacant parcels.
- Current zoning.
- Mapped planned land uses from adopted specific plans.
- Policy direction provided by Plan Tucson's final draft.
- Location of planned transportation improvements.
- Aerial photography to verify type of current development.
- Feedback provided by commenters on the Plan Tucson Final Draft.

Revisions include:

1. Changed title of map and legend subtitle from "Opportunity Areas" to "Growth Areas" as included in staff recommendations in 5-29-13 Planning Commission Memo.
2. Revised color of Mixed Use Corridors so that it is easier to identify in the vicinity of a planned bus route.
3. Revised hatching of Potential Annexation Areas to make easier to locate at different scales.
4. Adjusted Neighborhood of Greater Infill Potential blob at the intersection of Anklam and Greasewood Roads, so it does not overlap Pima Adjust Community College, Maxwell School, and US Fish and Wildlife Offices
5. Adjusted Neighborhood of Greater Infill Potential blob on the southeast corner of Christopher Columbus Park so it does not overlap properties already platted for industrial use.
6. Adjusted Neighborhood of Greater Infill Potential blob at the intersection of Golf Links and Houghton Road. Currently property is going through the Planned Area Development (PAD) process. The Pantano East Area Plan does not include a proposed land use map, but provides policy direction.
7. Made the HAMP a more general blob without breaks. Plan Tucson draft policy does not negate the adopted Houghton Area Master Plan (HAMP), but does call for more detailed planning in the future as part of the implementation of Plan Tucson. See Policies LT7, LT8, and LT18, and Chapter 4, Implementation and Administration.
8. Changed the Neighborhood Greater Infill Potential blob on Broadway Boulevard east of Houghton Road to Existing Neighborhood. The Houghton East Neighborhood Plan calls for 4 RAC. Not much vacant land left there.
9. Adjusted the Business Center blob at the intersection of Golf Links and the Pantano Wash so that it extends a bit further along Golf Links to capture vacant parcels currently zoned office and commercial.
10. Replaced the Neighborhood Center on Wrightstown and Harrison Roads with an Existing Neighborhood designation. The Wrightstown Neighborhood Plan designates this area as suburban residential and there is just one vacant RX-1 residential parcel along the north side of Wrightstown Rd.
11. Replaced the Neighborhood of Greater Infill Potential on Broadway Blvd. east of Houghton Road with an Existing Neighborhood designation. The Houghton East Neighborhood Plan calls for 4 RAC. Not much vacant land left.
12. On Campbell Avenue, north of 18th Street, deleted the portion of the Mixed Use Corridor (pink blob) that overlaps the Business Center (blue blob).
13. On Aviation Parkway and Highland Avenue, deleted the portion of the blue blob that overlaps the existing residential neighborhood.
14. On I-10 and 29th Street, deleted the portion of the blue blob that falls within the boundaries of the City of South Tucson.
15. Along 6th Avenue and the Old Nogales Highway, south of I-10, made the Mixed Use Corridor visible, together with the planned bus and street car routes.
16. On the Old Nogales Highway, south of the Tucson International Airport, removed hatching of blue blob because it now falls within the revised City boundaries.

POTENTIAL REVISION TO THE GROWTH AREAS MAP REGARDING ANNEXATION AREAS

Please note that the Growth Areas Map will be revised to reflect a broader Potential Annexation Area that will encompass about one-mile deep area along the northern and eastern border of the City of Tucson and areas in the central and south region that fills in existing gaps.