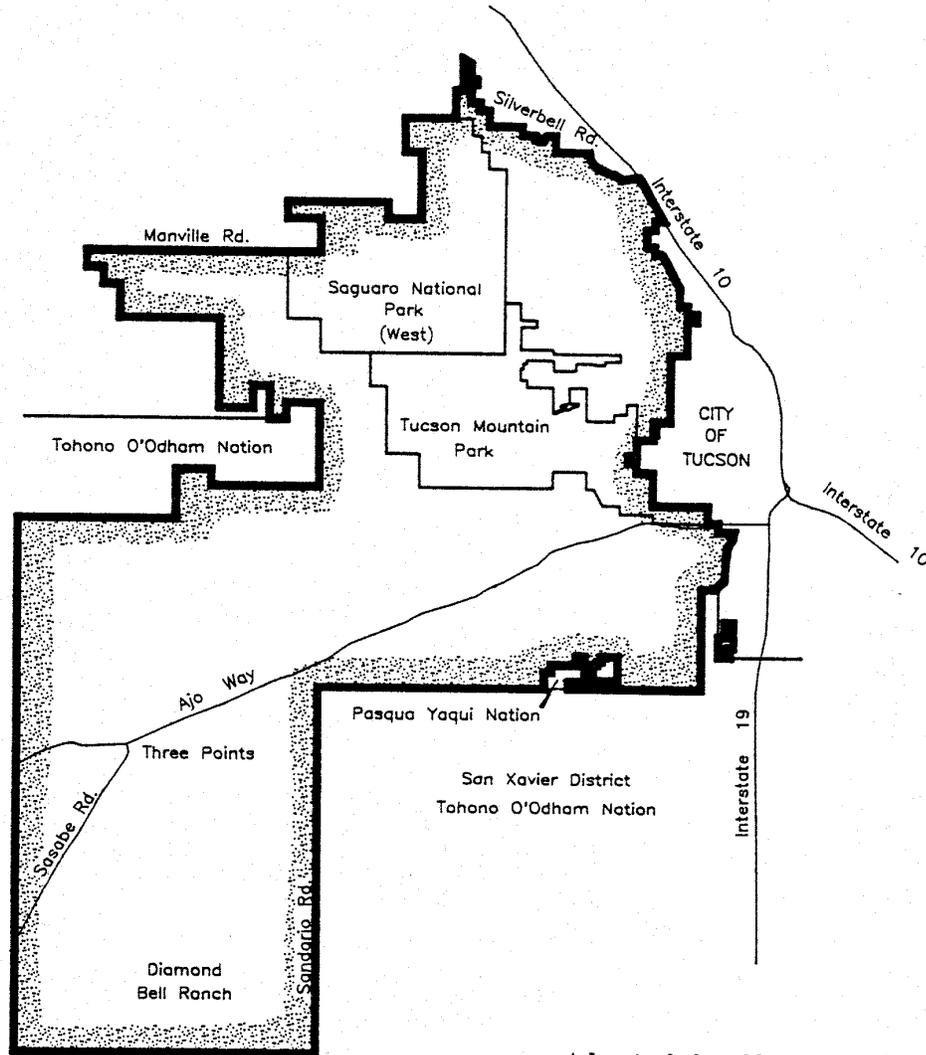


TUCSON MOUNTAINS SUBREGIONAL PLAN



Adopted by Mayor and Council
February 27, 1995
Resolution No. 16834

Planned Area Developments were originally adopted as "Specific Plans" pursuant to the Tucson *Zoning Code* and, subsequently, the Tucson *Land Use Code*. The terms "Specific Plan (SP)" and "Specific Planned (SP) Districts" were changed to "Planned Area Development (PAD)" and "Planned Area Development (PAD) Districts" by Ordinance 9374 which was adopted by Mayor and Council on April 10, 2000. This change in title does not affect the substantive provisions for the districts as adopted.

ACKNOWLEDGMENT

The *TUCSON MOUNTAINS SUBREGIONAL PLAN* is based on the *Pima County Comprehensive Plan (PCCP)* which was adopted by the County Board of Supervisors in October 1992. The City of Tucson Planning Department wishes to acknowledge the work and commitment of Pima County staff, members of citizen Land Use Panels, and the general public who participated in the County planning process.

In March 1994, Mayor and Council endorsed the *Pima County Comprehensive Plan* and directed City staff to translate three adjacent *PCCP* subregions into City land use plans. This action recognized the importance of coordinated, regional planning for the metropolitan area.

The *TUCSON MOUNTAINS SUBREGIONAL PLAN* establishes future land use and development direction for areas that are adjacent to the City and have potential for future City annexation. The Plan becomes effective for an area that is located within plan boundaries *after the area is annexed into the City of Tucson and that portion of the subregional plan is adopted by Mayor and Council*. As future annexations occur, Land Use Map Details will be prepared, adopted, and added to this document.

For information about planned land uses in unincorporated Pima County, contact the Planning Division, Pima County Development Services Department, 740-6800.

For further information regarding this document, please call the City of Tucson Urban Planning and Design Department at 791-4505.

Este documento se publica en inglés solamente. Para solicitar asistencia en la traducción de este documento, las personas de habla hispana pueden comunicarse con el Departamento de Planeación y Diseño, llamando al 791-4505, o visitando sus oficinas ubicadas en el tercer piso del edificio MacArthur, con dirección 345 East Toole Avenue.

THE TUCSON MOUNTAINS

SUBREGIONAL PLAN

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Planning Department

Adopted February 27, 1995, Resolution No. 16834
Subsequent Land Use Map Details: December 11, 1995 (Resolution No. 17107)
Amended December 2, 1996, Resolution No. 17492
Amended December 15, 1997, Resolution No. 17896
Amended April 13, 1998, Resolution No. 18000
Amended October 8, 2001, Resolution No. 19034

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INTRODUCTION TO SUBREGIONAL PLANS

PURPOSE AND BACKGROUND

Purpose

As part of the City of Tucson's *General Plan*, subregional plans were developed to establish future land use and development direction for areas that are adjacent to the City and have potential for future City annexation. The subregional plan becomes effective for an area that is located within plan boundaries after the area is annexed into the City and that portion of the plan is adopted by Mayor and Council. Each subregional plan consists of a Land Use Map, an Intensity Legend, and Subregional and Special Area Policies.

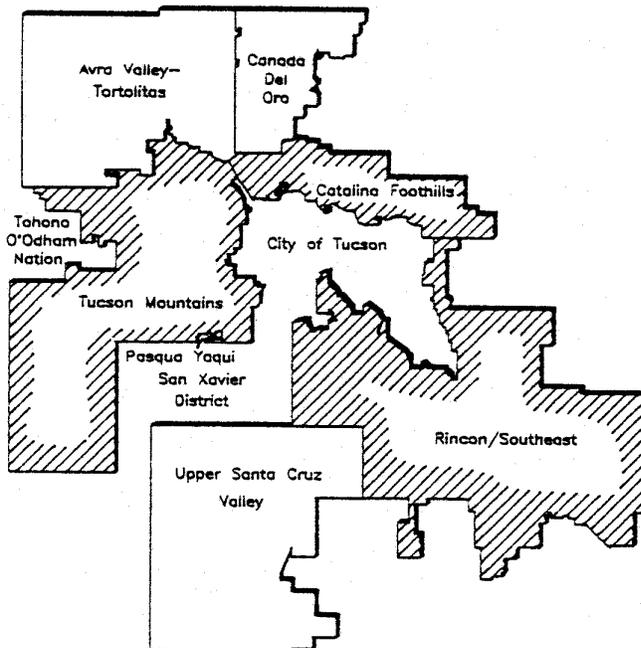
The Pima County Comprehensive Plan

The Policies, Map and Legend for subregional plans were initially developed as part of the *Pima County Comprehensive Plan (PCCP)*, adopted by the Pima County Board of Supervisors in October 1992. The *PCCP* was prepared with extensive community involvement by the general public and representatives of business, neighborhood, and environmental interests. Over several years, these groups worked with County staff to develop a guide for future growth in unincorporated eastern Pima County.

The City of Tucson was represented in the County planning process by residents and members of the Planning Commission (formerly the Citizens Advisory Planning Commission) who served on land use panels, and by City staff members who participated as technical advisors. The County plan is composed of six subregions, three of which are adjacent to the City of Tucson. (See **Figure 1**).

PCCP SUBREGIONS

Figure 1



On March 7, 1994, Mayor and Council endorsed the *PCCP* and directed staff to translate the three adjacent subregions into City land use plans. The translation for the Tucson Mountains, Catalina Foothills, and Rincon/Southeast Subregions was completed in August 1994.

The Tucson General Plan

The City has established a hierarchy of land use plans which comprise the *Tucson General Plan*. At the top of the hierarchy, the *General Plan* offers broad policy direction for the entire City. Subregional plans cover large areas but provide more direction than city-wide comprehensive policies. Area and neighborhood plans offer increasingly more detailed policies which are consistent with the *General Plan* to guide land use development in smaller areas of the City.

PLAN COMPONENTS

Land Use Map

The entire subregion is shown in Figure 2 (page 6). As annexations occur, individual Land Use Map Details are prepared for each area and added to the plan document. The Land Use Map depicts Land Use Intensity categories that are recommended as a guide for future development decisions. In addition, Special Areas with particular use, density, or design requirements are also delineated on the map, along with features such as rivers and streets. All Subregional Policies become applicable to the annexed area.

Many factors were considered in the development of the *Pima County Comprehensive Plan--Tucson Mountains Subregion*. Existing County area, community and neighborhood plans were analyzed and, when appropriate, reflected on the map. Existing zoning, land use and infrastructure were considered along with natural resources, such as watercourses, wildlife habitat, and topography. Property ownership and projected population estimates along with concerns of citizens were additional factors that influenced the development of the map.

In the process of translating the *PCCP* map to City subregional maps, some changes were made to mapped land use intensity categories shown on Land Use Map Details in order to correct land use designations that conflicted with existing land uses or, in some cases, with existing zoning. Riparian areas within the newly annexed area that are within a designated Environmental Resource Zone (ERZ) have been shown as Resource Conservation on the Land Use Map Detail. These changes are consistent with County map revisions to address plan oversights and misdesignations, or to refine floodplain data.

Land Use Intensity Legend

Planned land use in the subregional plan is designated by a hierarchy of land use intensity categories. Unlike density, which reflects a number of units in an area, land use intensity considers a variety of factors that affect land use, including the type of activity, density, associated vehicle trips, and impact on infrastructure and services. The Legend includes maximum allowed densities and describes the purpose of each planned land use category and permitted zoning districts within each intensity category. Zoning district options were

The General Plan was originally adopted as the "*Comprehensive Plan*" pursuant to the Tucson Zoning Code and, subsequently, the Tucson Land Use Code. The term "Comprehensive Plan (CP)" was changed to the "General Plan" by Ordinance 9517, which was adopted by Mayor and Council on February 12, 2001. This change in title does not affect the content of the Plan.

determined based primarily on three objectives: (1) to further the objectives of the *Regional Vision*, adopted by regional jurisdictions, including the City of Tucson, in 1990; (2) to address the need for similar levels of public infrastructure to accommodate permitted uses; and (3) to promote the potential compatibility of permitted uses.

The goal in the Intensity Legend is to promote an efficient urban form and to conserve natural and cultural resources. This form is illustrated in several ways: higher intensity zoning districts are allowed only in urban activity centers and multifunctional corridors. An urban edge is defined by establishing intensity categories which are allowed only in urban areas and others which are allowed only in rural areas. There are a limited number of categories allowed in both urban and rural areas. The relationship between land use intensity categories and permitted zoning districts is shown in **Table 1: Intensity/Zoning Matrix** which appears following page 4.

Subregional and Special Area Policies

As with the County plan, subregional plans include two policy tiers. Subregional Plan Policies apply to the entire subregional planning area. Special Area Policies apply only within Special Areas designated on the Land Use Map.

Policies are not ordinance standards or regulations but are recommended as conditions for approval of rezonings, specific plans, and zoning ordinances. In addition, consistency with plan policies is an issue in the review of variance applications. Depending on the location and qualities of a site proposed for rezoning, policies may constrain the approval of some permitted zoning districts as listed in the Intensity Legend. Policies are also used to assist City departments in decisions regarding review of proposed development and capital improvement projects.

Subregional Policies are addressed within four major categories: Administration, Natural and Cultural Resources, Site Planning and Design Guidelines, and Public Services and Facilities. Special Area Policies apply to specific mapped areas which have unique characteristics or qualities, such as historic or special neighborhood character, visual or environmental sensitivity, or other qualities that warrant special considerations in the development process. Special Areas also delineate adopted specific plans.

PLAN ADMINISTRATION

Plan Adoption

Following legal notification to property owners within the annexation area and public hearings before the Planning Commission and the Mayor and Council, portions of the subregional plan that are applicable to a newly annexed area will be adopted. A Land Use Map Detail for the annexed area will be added to the plan document and, together with other adopted Land Use Map Details, will form the composite Subregional Land Use Map.

Plan Compliance

Before a rezoning or specific plan application is filed, applicants attend a presubmittal conference where the proposed development is reviewed by City staff for compliance with the

subregional plan as well as zoning regulations. A rezoning request or specific plan will be determined to comply with the plan when:

1. the proposed development requires a zone listed under the Land Use Intensity category designated for the site; and
2. the proposal complies with density ranges allowed for the applicable Land Use Intensity category; and
3. the proposal complies with Special Area Policies which may limit or restrict either density or land use.

If the requested rezoning or specific plan submittal does not comply with the checklist above, a plan amendment will be required before the rezoning or specific plan can be considered. Plan amendment procedures are delineated in Development Standard 1-8.0. If the plan amendment is approved, the rezoning process can proceed. However, approval of the plan amendment will not in itself warrant approval of the rezoning or specific plan. The final determination of the merits of the rezoning request or specific plan application will be made during the rezoning or specific plan review process.

As part of the rezoning review process, the development proposal will be evaluated for conformance with Subregional Policies and any applicable Special Area Policies. These policies may become conditions of rezoning or specific plan approval.

All rezoning requests and specific plan submittals must be accompanied by a site inventory as defined in the Preliminary Development Plan Checklist and the Environmental Resource Report (Development Standard 1-07.0, Exhibits I and IV). The purpose of the site analysis is to provide an inventory of cultural and natural resources existing on the proposed development site. These resources provide the basis for the development plan, which should reflect how the proposal addresses the results of the site analysis to meet the intent of plan policies.

Changes and Amendments to Subregional Plans

For areas within plan boundaries which have been annexed into the City, requests for amendments will be accepted and processed as needed at any time during the year, as with other adopted City plans.

For unincorporated areas within plan boundaries, the City will update its subregional plan by reflecting any amendments approved by the County Board of Supervisors. As the County completes the annual amendment cycle or the four-year revision/update of the *PCCP*, the City will make comparable changes to subregional plans as an administrative procedure to stay current with the County plan.

Table 1

ZONING DISTRICTS BY INTENSITY CATEGORY

ZONING DISTRICT	URBAN INTENSITY CATEGORIES											RURAL INTENSITY CATEGORIES							URBAN AND RURAL INTENSITY CATEGORIES				
	REAC	CAC	NAC	MFC	HIU	MHIU	MIU	LIU 3.0	LIU 1.2	LIU 0.3	LIU 0.5	RUAC	RX	MIR	LIR	RT	DR	I (1)	HI	RC(2)	RP		
	SR Suburban Ranch								X	X	X	X			X	X	X	X				X	X
RX-1 Residence						X	X	X	X	X	X	X		X							X		
RX-2 Residence		X			X	X	X	X	X	X	X	X		X							X		
R-1 Residence	X	X	X	X	X	X	X	X	X	X	X	X									X		
R-2 Residence	X	X	X	X	X	X	X	X	X	X	X	X									X		
R-3 Residence	X	X		X	X	X	X														X		
MH-1 Mobile Home			X		X	X	X	X	X			X									X		
MH-2 Mobile Home	X	X	X	X	X	X	X	X	X			X									X		
O-1 Office			X	X	X	X	X					X									X		
O-2 Office		X	X	X	X	X	X																
O-3 Office	X	X	X	X	X	X	X																
P Parking	X	X	X	X																			
RV Recr. Vehicle Park				X																			
PAD Planned Area Development	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X	X	X				
NC Neigh. Commercial		X	X	X	X	X	X	X	X	X	X	X											
C-1 Commercial	X	X	X	X	X	X	X				X								X				
C-2 Commercial	X	X	X	X	X	X	X				X								X				
C-3 Commercial	X	X	X	X	X	X	X				X								X	X			
P-1 Park Industrial	X	X	X	X	X	X	X												X	X			
I-1 Light Industrial																			X	X			
I-2 Heavy Industrial																			X	X			

LAND USE INTENSITY CATEGORIES

URBAN INTENSITY
 REAC Regional Activity Center
 CAC Community Activity Center
 NAC Neighborhood Center
 MFC Multifunctional Corridor
 HIU High Intensity Urban
 MHIU Medium High Intensity
 MIU Medium Intensity Urban
 LIU Low Intensity Urban - 3.0 RAC
 LIU Low Intensity Urban - 1.2 RAC
 LIU Low Intensity Urban - 0.5 RAC
 LIU Low Intensity Urban - 0.3 RAC

RURAL INTENSITY
 RUAC Rural Activity Center
 RX Rural Crossroads
 MIR Medium Intensity Rural
 LIR Low Intensity Rural
 RT Resource Transition
 DR Development Reserve

URBAN AND RURAL INTENSITY
 I Urban Industrial
 HI Heavy Industrial
 RC Resource Conservation
 RP Resource Productive

Adopted from Table 3: Pima County Zoning/Intensity Matrix (Pima County Comprehensive Plan)
 (1) Reflects change to allow all Industrial uses in the Urban Industrial category, per Resolution #17492, effective December 2, 1996
 (2) Reflects change to allow all Residential Zones within the RC Category per Resolution #18000, effective April 13, 1998

THE TUCSON MOUNTAINS SUBREGIONAL PLAN

Overview of the Subregion

The Tucson Mountains Subregion is a diverse area that covers nearly 280 square miles. Within this large subregion there are three distinct subareas.

The northernmost subarea, designated Special Area 5-01, Tucson Mountains North, is bounded by Marana and the City of Tucson on the north and east, and Saguaro National Park and Tucson Mountain Park on the west and south. This area is characterized by high scenic and natural resource values, generally low- and very low-density foothills housing and large tracts of undeveloped land. Much of the latter is traversed by washes, alternating with foothill slopes covered in paloverde, desertscrub, and saguaro.

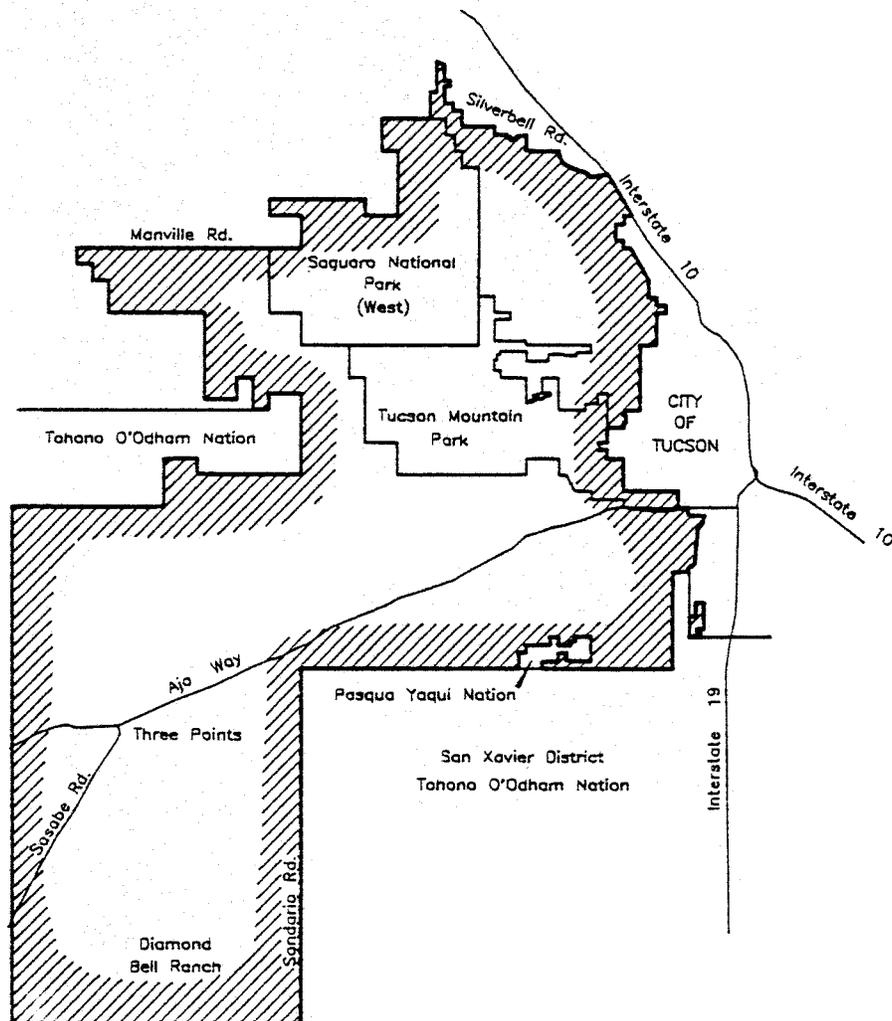


Figure 2: The Tucson Mountains Plan Area

The second distinct subarea lies between the Tucson Mountains and the San Xavier District/Tohono O'odham Nation and is bounded on the east by the City of Tucson. Portions of

this area, especially in the corridor just west of the City limits, have experienced recent residential growth. Housing types include a mix of site-built and manufactured and mobile homes. Much of the undeveloped or sparsely developed lands in the vicinity of Ryan Airfield lie within the 100-year floodplain of Black Wash.

The third, westernmost subarea is undeveloped or rural in character and includes the communities of Three Points and Diamond Bell. Much of this area lies within the 100-year floodplain of Brawley Wash.

Between 1980 and 1990, population within the subregion increased by more than 50 percent. This growth has not been evenly distributed. Although there has been steady growth in the Tucson Mountains North subarea, it has been very low-density residential development. More concentrated growth has taken place south of the Tucson Mountains and west of the City limits. Planned retirement housing, such as Tucson Estates, and recent family-oriented subdivisions west of Mission Road have added to the area's population growth and demographic diversity.

The estimated 1992 population of 45,200 is projected to increase by 77 percent to a 2015 projected population of 80,000. The distribution of future growth will likely follow historical patterns.

Development of the Tucson Mountains Subregional Plan

Planned land use designations on the Land Use Map respond to existing development patterns and key issues and trends within the three subareas described above. The subregional map designations reflect the predominantly low-density foothills residential development in the Tucson Mountains North subarea, the mix of low- and medium low-density housing between the Tucson Mountains and the San Xavier District, and many square miles of undeveloped and sparsely developed land in the western portion of the subregion.

The Land Use Map and Subregional and Special Area Policies also respond to several critical issues that were identified during the planning process, including:

- Scenic Resources
- Open Space, Habitat and Wildlife Corridors
- Central Arizona Project
- Ryan Airfield
- Resource Transition to Public Preserves
- Spheres of Influence of the City of Tucson and San Xavier District/Tohono O'odham Nation

The boundary between urban and rural land use classifications is defined by the Central Arizona Project and the 100-year floodplain of Brawley Wash, both designated Resource Conservation, or Resource Transition areas which buffer public preserves. In addition, the Resource Conservation classification has been assigned to tributary washes of the Santa Cruz River that are within mapped 100-year floodplains, identified in the Pima County Trail System Master Plan as first priority trails, or designated as Environmental Resource Zone (ERZ) washes. A large Resource Conservation area at Gunsight Mountain, southeast of (and adjacent to) the community of Diamond Bell, and a rural equestrian route in this same area, provide linkages between Brawley Wash and the Sierrita Mountains to the southeast. The large percentage of designated Resource Conservation and Resource Transition reflects both the extraordinary environmental resources of the area and the importance of protecting existing public lands.

THE LAND USE MAP

THE LAND USE MAP

Adopted Areas of the *Tucson Mountains Subregional Plan*

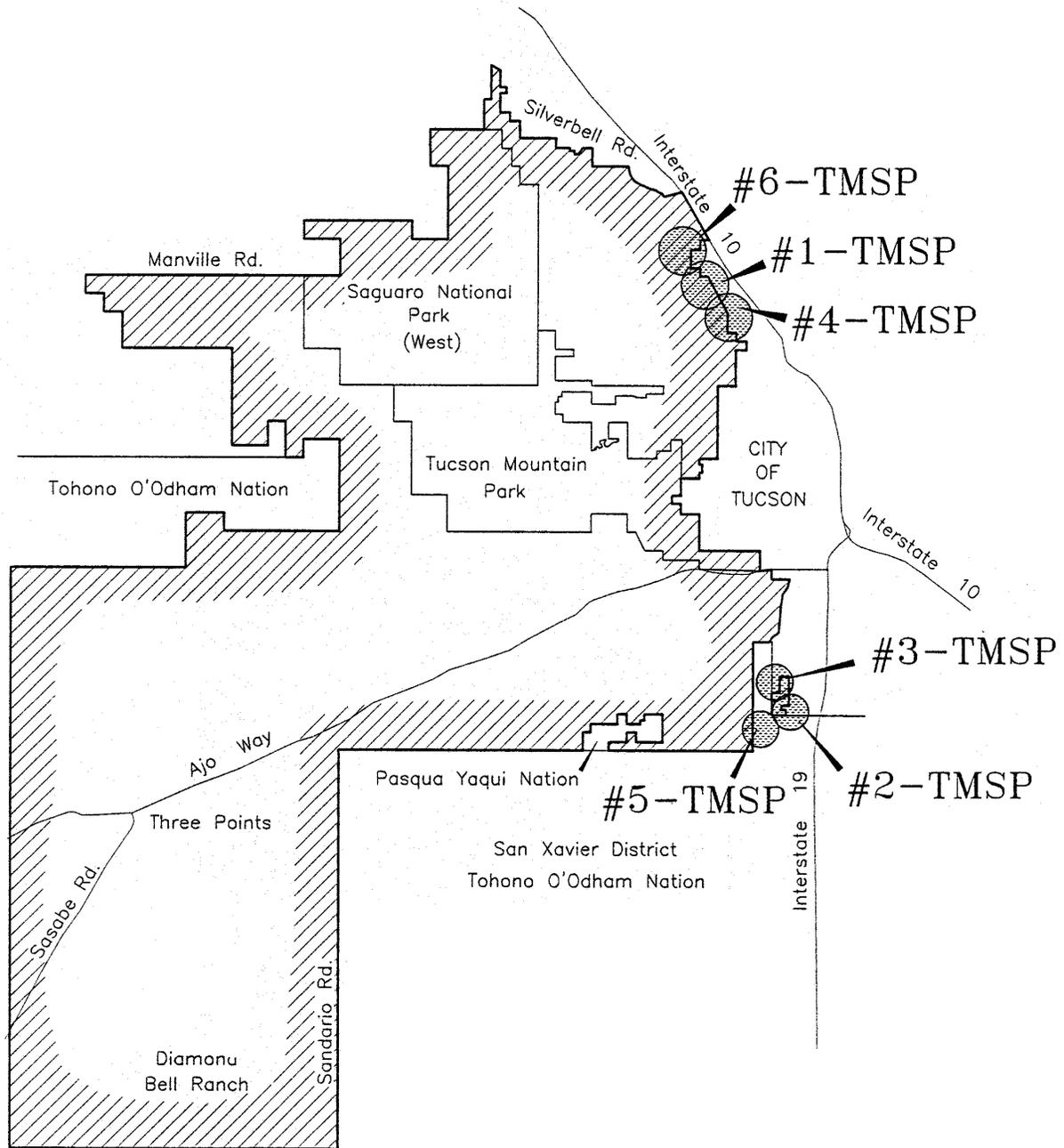
The *Tucson Mountains Subregional Plan (TMSP)* becomes effective when an area within plan boundaries is annexed to the City of Tucson and the plan for that area is adopted by Mayor and Council. Each annexed area becomes a numbered Land Use Map Detail displaying planned land use designations together with a general description of the area and pertinent policy references.

Land Use Map Details have been adopted for the following areas:

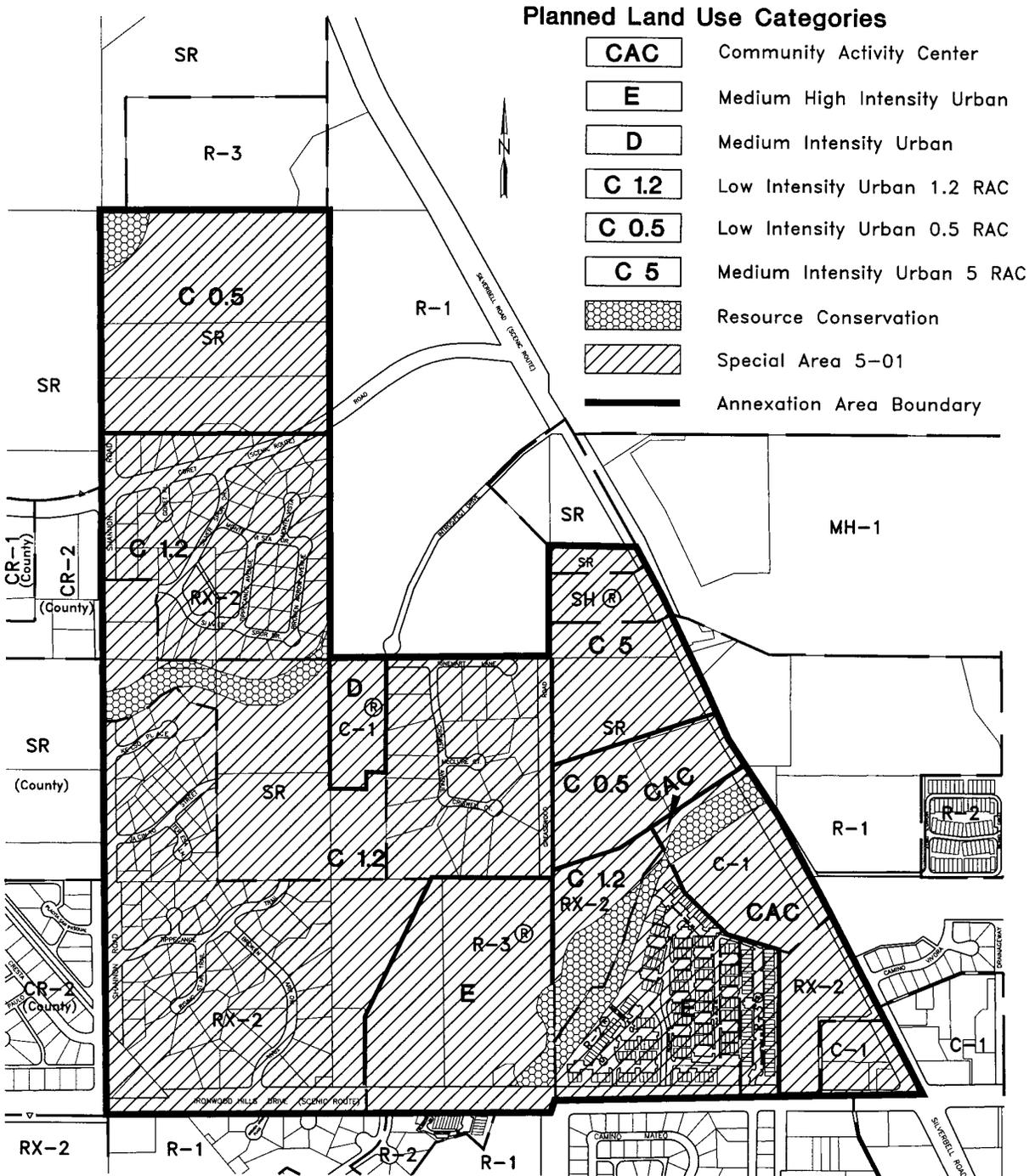
Numbered Map Detail	Annexation Area	Plan Adoption Date
Map Detail #1- <i>TMSP</i>	Silverbell/Ironwood Hill	February 27, 1995 Readopted December 15, 1997 Readopted October 8, 2001
Map Detail #2- <i>TMSP</i>	Valley Indian Agency	February 27, 1995
Map Detail #3- <i>TMSP</i>	West Valencia	February 27, 1995
Map Detail #4- <i>TMSP</i>	Campana de Plata	December 11, 1995
Map Detail #5- <i>TMSP</i>	West Valencia II	December 15, 1997
Map Detail #6- <i>TMSP</i>	Grannen/Goret	December 15, 1997

The *Index* which follows indicates the location of these annexed areas. The Land Use Map Details are sequenced in the order of their adoption dates.

TUCSON MOUNTAINS SUBREGIONAL LAND USE MAP DETAIL INDEX



MAP DETAIL #1-TMSP SILVERBELL-IRONWOOD HILL



SILVERBELL/IRONWOOD HILL

MAP DETAIL #1-TMSP

Plan Adoption Date: February 27, 1995 (Resolution No. 16834)
Annexation Date: June 20, 1994 (Ordinance No. 8286, C15-94-1)
Plan Readoption Date: December 15, 1997 (Resolution No. 17896)
Reannexation Date: February 10, 1997 (Ordinance No. 8810)
Plan Readoption Date: October 8, 2001 (Resolution No. 19034)

General Description

The Silverbell/Ironwood Hill Area is comprised of approximately 345 acres, located west of Silverbell Road, east of Shannon Road, north of Ironwood Hill Drive and generally south of Goret Road. Nearly half of the area is developed with a mix of low- and very low-density single-family residences just east of Shannon Road and multi-family development closer to Silverbell Road along the north frontage of Ironwood Hill Drive. The only nonresidential land uses in the area are neighborhood commercial uses at the northwest corner of Ironwood Hill Drive and Silverbell Road and hospital/clinic uses (Desert Hills Center) located near the center of the area.

Vacant land includes environmentally sensitive terrain characterized by a series of washes alternating with foothill slopes. Three of these watercourses, Camino de Oeste Wash, West Speedway Wash, and Greasewood Wash, are within the Environmental Resource Zone. Several parcels with steep slopes are affected by provisions of the Hillside Development Zone.

Plan Designation

The plan designations are reflective of current zoning and development within the district. A Community Activity Center is designated for the intersection of Silverbell and Ironwood Hills Roads, extending along the Silverbell frontage. A pocket of Medium Intensity Urban on the north side of the districts accommodates a developed health facility. Medium Intensity Urban, at a maximum density of 5 RAC, is designated along the east side of Silverbell Road. The remainder of the district is designated as low Intensity Urban, ranging in density from 0.5 to 1.2 RAC. The Camino de Oeste, West Speedway, and Greasewood Washes are denoted as Resource Conservation areas in a direct translation from the PCCP.

Resolution #19034 adopted October 8, 2001, changed Low Intensity Urban 0.5 RAC to Medium Intensity Urban 5 RAC, for parcels located along the west side of Silverbell Road. These properties are to gain access only from Silverbell Road, and are to provide appropriate measures to buffer residential uses from the normal activities of the existing nursery. Also, these properties are to be developed as to leave hillside areas as open spaces. Additionally, property owners within the amendment site are to work together to discuss and minimize potential land use conflicts between the nursery and the future residences that will surround it.

Applicable Subregional Policies

All subregional policies should be reviewed for applicability to land use proposals within this area. Depending on the particular site under consideration and the nature of the rezoning request, Natural and Cultural Resources policies, particularly Open Space, Wildlife Habitat, Regional Trail System, Slope, and Archaeological and Historic Preservation Subcategories, should guide development in this area to protect environmental resources.

The area is bounded on the east by Silverbell Road and on the south by Ironwood Hill Drive. Both of these routes are identified as Scenic Class 1 routes in the policy section of this document (see page 45). Policies within Scenic and Gateway Routes reference compliance with applicable Code provisions and Development Standards.

Applicable Special Area Policies

Special Area 5-01

Tucson Mountains North

The entire northern portion of the Subregion, including the area covered by this Map Detail, is designated Tucson Mountains North Special Area in order to protect the area's natural and cultural resources while planning for expected growth. All Special Area 5-01 policies (A through D) may apply. See page 54 in the policy section of the document.

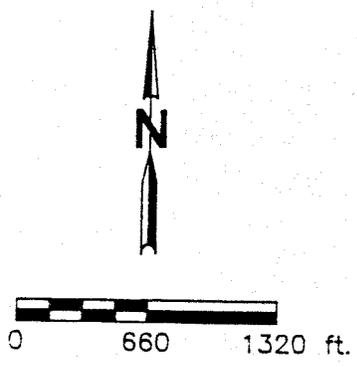
MAP DETAIL #2-TMSP VALLEY INDIAN AGENCY



SAN XAVIER DISTRICT
TOHONO O'ODHAM NATION

LAND USE INTENSITY LEGEND

- I Urban Industrial
- C 3.0 Low Intensity Urban 3.0 RAC
- Special Area 5-05
- Multiple Special Areas 5-05 AND 6-01
- Special Area 3-05



Plan Adoption Date: February 27, 1995 (Resolution No. 16834)

Annexation Date: November 22, 1993 (Ordinance No. 8151, C15-93-14)

General Description

The Valley Indian Agency area is comprised of approximately 183 acres located generally south of the Elvira Street alignment, west of the Santa Cruz River, north of the Los Reales Road alignment, and (except for a small parcel) east of Valley Indian Agency Road. The area has had significant site disturbance from intensive sand and gravel operations for many years. As excavation depletes the resource, the site will be reclaimed and may have potential for other uses which would be compatible with the natural resource and recreational potential of the Santa Cruz River.

Applicable Subregional Policies

All subregional policies should be reviewed for applicability to land use proposals within this area. Several subregional policies may be pertinent depending on the particular site under consideration and the nature of the rezoning request. Because the Santa Cruz River meanders along the eastern edge, portions of the area may be within the floodplain of the Santa Cruz. Natural and Cultural Resources policies may be applicable to this area, particularly those within the Regional Trail System, River Parks, and Archaeological and Historic Preservation subcategories.

In addition, a rezoning/development plan for industrial or park industrial uses within the southeast quarter of Section 15 (T15, R13) should comply with Site Design and Circulation policies (Site Planning and Design Guidelines) and Transportation and Flood Control policies (Public Services and Facilities).

Applicable Special Area Policies

Special Area 3-05 Trail Access, Rural Equestrian Routes, National Historic Trail

The conceptual route of the Juan Bautista de Anza National Historic Trail is shown along the Santa Cruz River within this annexation area. Special Area Policies A. and B. require mapping and evaluation of the impact of development on identified trail resources in this Special Area and potential dedication of essential trail resources.

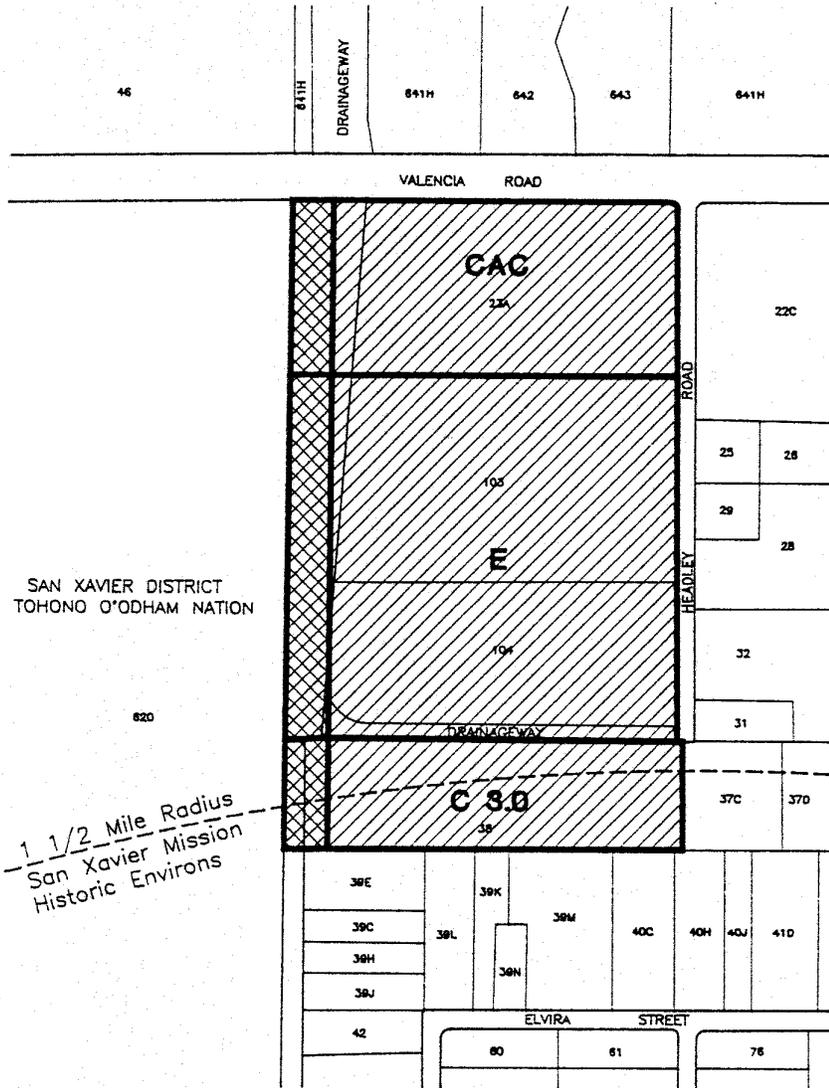
Special Area 5-05**Santa Cruz River Floodplain “Island”**

Policies B. and C. of this Special Area apply within this annexation area. Because this area is within the 100-year floodplain of the Santa Cruz River and in close proximity to industrial uses, these policies limit certain land uses, require adherence to performance standards and promote reclamation and redevelopment.

Special Area 6-01**Tohono O’odham Boundary (San Xavier District)**

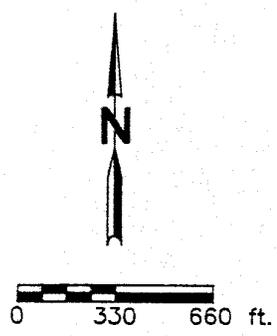
This Special Area overlays all areas planned for urban land use intensities along the Nation’s boundaries. The southern boundary of the annexation area is within this Special Area. Policies A. and B. may be applicable to guide development within the annexation area. These policies specify setback requirements and landscape borders, and limit building height close to District boundaries.

MAP DETAIL #3-TMSP WEST VALENCIA



SAN XAVIER DISTRICT
TOHONO O'ODHAM NATION

1 1/2 Mile Radius
San Xavier Mission
Historic Environs



LAND USE INTENSITY LEGEND

- CAC Community Activity Center
- E Medium High Intensity Urban
- C 3.0 Low Intensity Urban 3.0 RAC
- Special Area 5-05
- Multiple Special Areas 5-05 and 6-01

WEST VALENCIA

MAP DETAIL #3-TMSP

Plan Adoption Date: February 27, 1995 (Resolution No. 16834)

Annexation Date: July 5, 1994 (Ordinance No. 8283, C15-93-3)

General Description

The West Valencia Annexation Area is comprised of approximately 61 acres and is located immediately south of Valencia Road between Headley Road on the east, and the West Branch of the Santa Cruz River on the west. Except for one structure at the south end, the area is vacant and appears to have significant site disturbance.

Applicable Subregional Policies

All subregional policies should be reviewed for applicability to land use proposals within this area. Depending on the particular site under consideration and the nature of the rezoning request, several subregional policy sections may be pertinent.

Proposals for large residential subdivisions should comply with policies under Site Planning and Design Guidelines, and Public Services and Facilities categories.

The West Branch of the Santa Cruz is designated by the WASH ordinance, and portions of this area are within the floodplain. As a result, development should comply with Natural and Cultural resources policies, particularly those within the subcategories of Wildlife Habitat, Regional Trail System, River Parks, and Archaeological and Historic Preservation.

In addition, the northernmost parcel fronts on Valencia Road which is identified as a gateway route in Policy C.4. of the Scenic and Gateway Routes policies.

Applicable Special Area Policies

Special Area 5-05

Santa Cruz River Floodplain "Island"

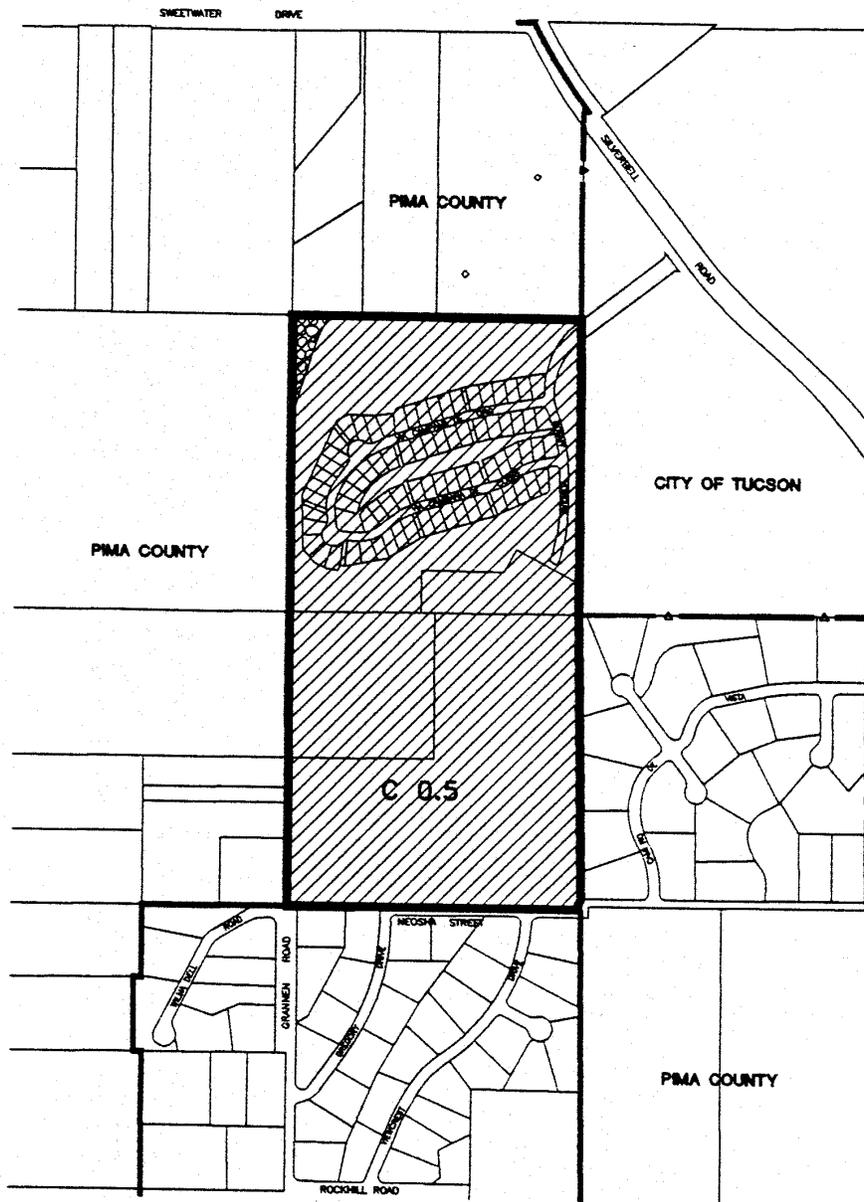
Policy A. in this Special Area applies. The policy promotes nonresidential uses north of Elvira Road and recommends sufficient buffering for existing residential areas.

Special Area 6-01

Tohono O'odham Boundary (San Xavier District)

The Special Area overlays all areas planned for urban land use intensities along the Nation's boundaries. The western edge of the annexation area is within this Special Area. Policies A. and B., which require setbacks and landscaped buffers, may be applicable to future development requests.

MAP DETAIL #4-TMSP CAMPANA DE PLATA



LAND USE INTENSITY LEGEND

- C 0.5 Low Intensity Urban (0.5 RAC)
- Resource Conservation
- Special Area (5-01)
- Annexation Area Boundary



T.13S./R.13E./SEC.29

Plan Adoption Date: December 11, 1955 (Resolution No. 17107)
Annexation Date: June 12, 1995 (Ordinance No. 8515, C15-94-03)

General Description

The Campana de Plata area is comprised of approximately 80 acres located generally south of Sweetwater Drive, east of Silverbell Road, and north of Neosha Street. The area is currently vacant and is zoned RX-2 (R), a low-density residential zone.

The Camino de Oeste Wash, just entering the area at its northwest corner, is designated on the map as Resource Conservation. The site includes additional environmentally sensitive terrain along several washes and on foothill slopes. Two areas within the site have been extensively graded in preparation for development of a clustered residential community. Approximately 60 per cent of the site is proposed to remain natural open space.

Applicable Subregional Policies

All subregional policies should be reviewed for applicability to land use proposals within this area. In particular, the Natural and Cultural Resources policy section, including Open Space, Wildlife Habitat, Slope, and Archaeological and Historic Preservation subcategories, are applicable in this area to protect environmental resources.

In addition, Site Planning and Design Guidelines section recommendations, including those for Site Design, Circulation and Landscaping, are relevant policies for proposed development in this area.

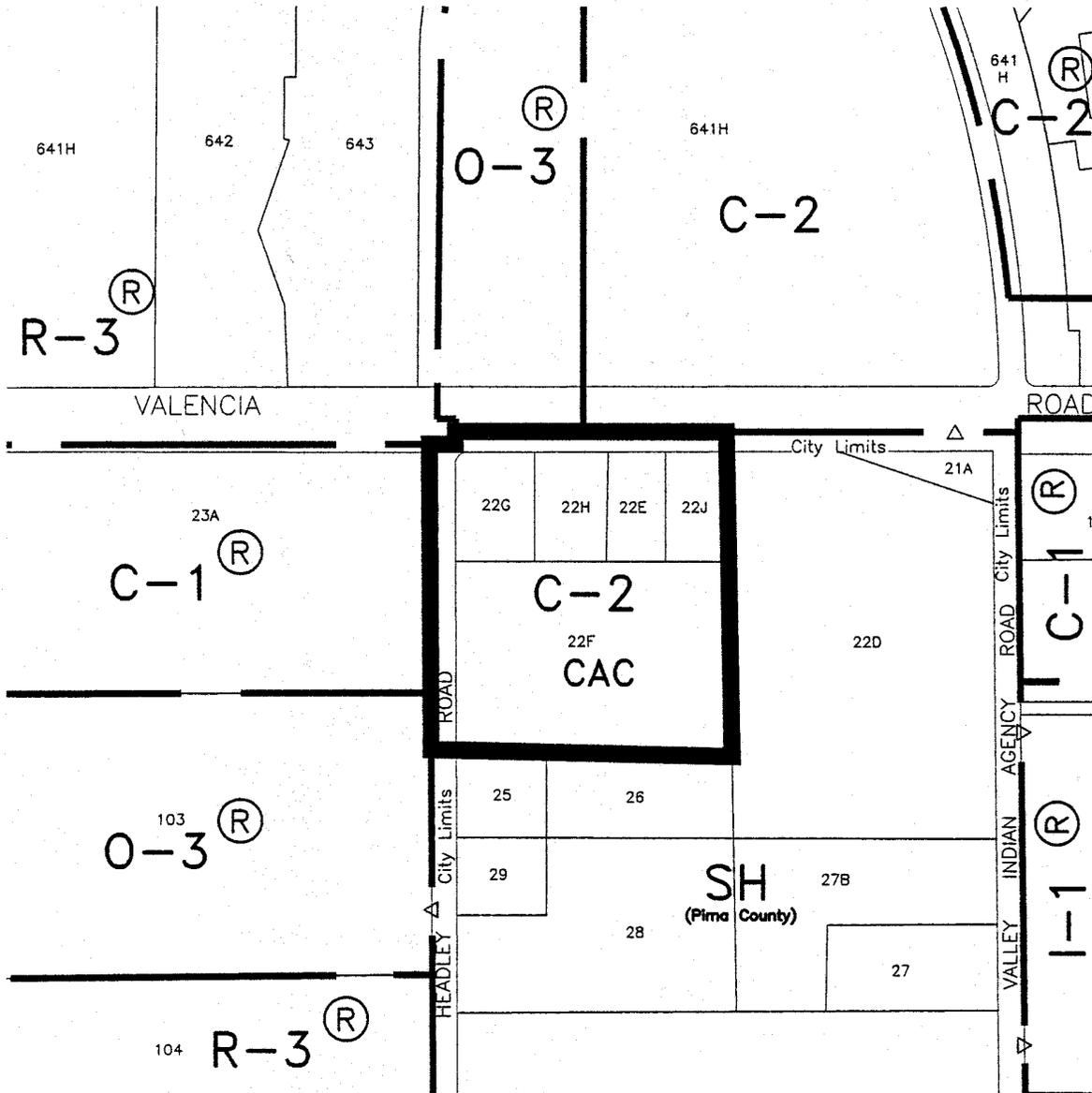
Applicable Special Area Policies

Special Area 5-01

Tucson Mountains North

The entire northern portion of the Subregion, including the area covered by this Map Detail, is designated Tucson Mountains North Special Area in order to protect the area's natural and cultural resources while planning for expected growth. All Special Area 5-01 policies (A through D) may apply. See page 54 in the policy section of the document.

**MAP DETAIL #5-TMSP
WEST VALENCIA**



Planned Land Use Categories

CAC

Community Activity Center



Annexation Area Boundary



WEST VALENCIA II

MAP DETAIL #5-TMSP

Plan Adoption Date: December 15, 1997 (Resolution No. 17896)

Annexation Date: August 7, 1995 (Ordinance No. 8531, C15-95-05)

General Description

The West Valencia plan area covers approximately 11 acres located at the southeast corner of Valencia Road and Headley Road. The northern portion of the site has frontage along Valencia Road and is being developed in a commercial strip fashion. The remainder of the district is vacant and has been graded for future development. Plans call for additional retail and self-storage uses onsite. Valencia Road is identified by the *Major Streets and Routes Plan* as Gateway Route along this segment.

Plan Designation

This area is planned by the *PCCP* as a Community Activity Center (CAC). This is consistent with the C-2 commercial zoning placed on the district and the nonresidential development that has occurred.

Applicable Subregional Policies

All pertinent subregional policies should be reviewed for applicability to land use proposals within this area. Specifically, the Site Planning and Design Guidelines will provide policy direction concerning site design, circulation, landscaping and Gateway Routes.

The annexation district is bounded on the north by Valencia Road. This route is identified as a Gateway Route in the policy section of this document. Policies within the Scenic and Gateway Routes section reference compliance with applicable Code provisions and Development Standards.

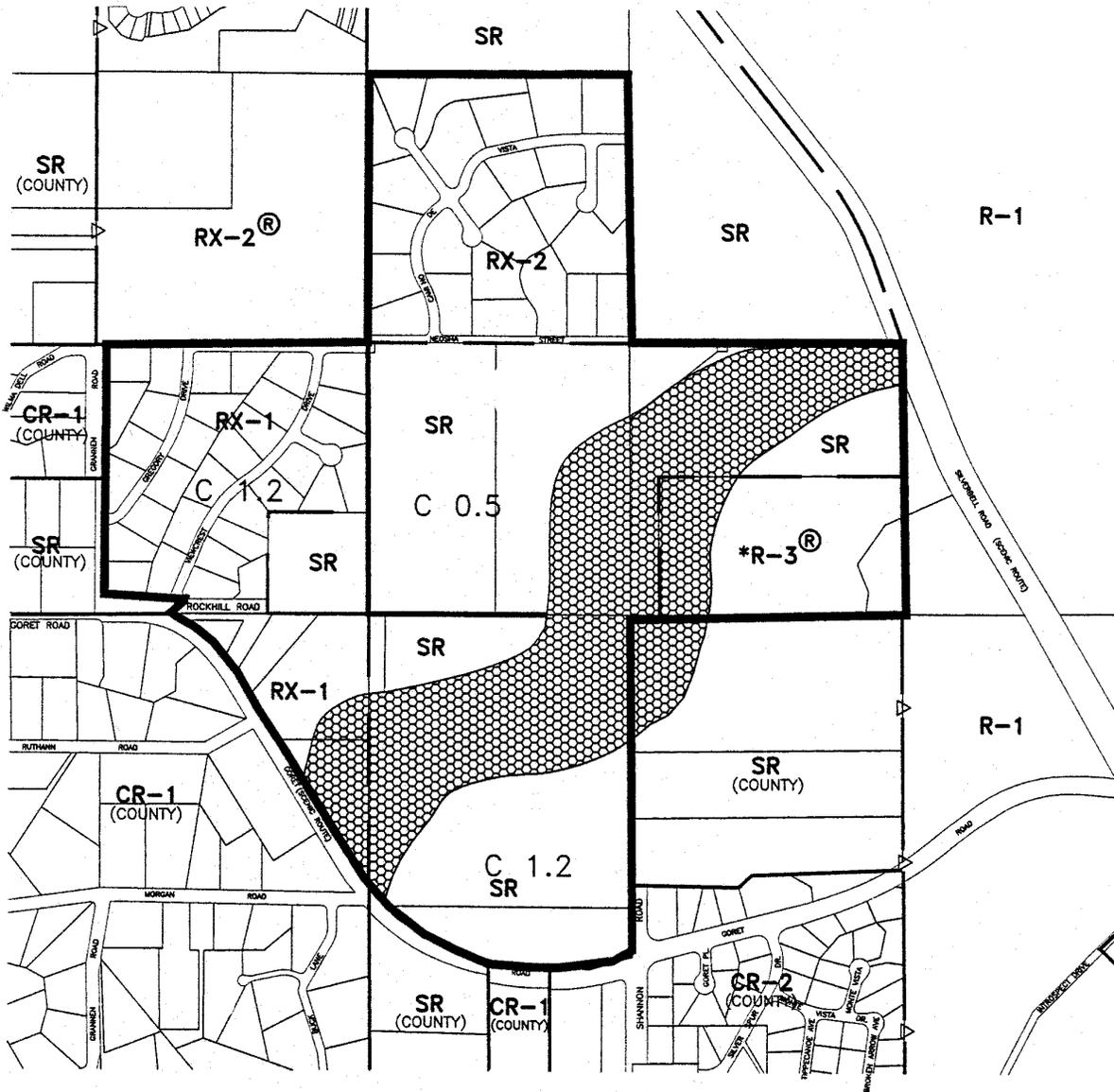
Applicable Special Area Policies

Special Area 5-05

Santa Cruz River Floodplain "Island"

Policy A. in this Special Area applies. The policy promotes nonresidential uses north of Elvira Road and recommends sufficient buffering for existing residential uses.

MAP DETAIL #6-TMSP GRANNEN - GORET



Planned Land Use Categories

- C 1.2 Low Intensity Urban 1.2 RAC
- C 0.5 Low Intensity Urban 0.5 RAC
- Resource Conservation
- Annexation Area Boundary

Plan Adoption Date: December 15, 1997, (Resolution No. 17896)
Annexation Date: October 7, 1996 (Ordinance No. 8642, C15-95-22)

General Description

The Grannen/Goret plan area covers approximately 222 acres generally located between Silverbell Road and Grannen Road, north of Goret Road. The district has two existing low-density subdivisions zoned RX-1 (36,000 square foot minimum lot size) and RX-2 (16,000 square foot minimum lot size). One parcel, previously zoned R-3(R) in a 1980 County rezoning request, is located near Silverbell Road. It has no current access and is restricted to 8 residential units per acre. However, County and City staff both believe that the site will ultimately be developed in a similar low density manner given the slope and floodplain constraints onsite.

Vacant land includes environmentally sensitive terrain characterized by a series of washes alternating with foothill slopes. One of these watercourses, Camino de Oeste Wash, is within the Environmental Resource Zone. Several parcels with steep slopes are affected by provisions of the Hillside Development Zone.

Plan Designation

The area is planned as Low Intensity Urban, ranging in density from 0.5 to 1.2 Residential Units Per Acre (RAC) which, in general, is consistent with the low density RX-1 and RX-2 development that has occurred within the district. The Camino de Oeste Wash is denoted as a Resource Conservation area in a direct translation of the *PCCP*.

Applicable Subregional Policies

All subregional policies should be reviewed for applicability to land use proposals within this area. Depending on the particular site under consideration and the nature of the rezoning request, Natural and Cultural Resources policies, particularly Open Space, Wildlife Habitat, Regional Trail System, Slope, and Archaeological and Historic Preservation Subcategories, should guide development in this area to protect environmental resources.

The Grannen/Goret district includes segments of Silverbell Road and Goret Road. Silverbell Road is classified as a Scenic Class 1 route by the policy section of this document, while Goret Road is classified as a Scenic Class 2 route. Policies within the Scenic and Gateway Routes section of the TMSP reference compliance with applicable Code provisions and Development Standards.

Applicable Special Area Policies

Special Area 5-01

Tucson Mountains North

The entire northern portion of the Subregion, including the area covered by this Map Detail, is designated Tucson Mountain North Special Area in order to protect the area's natural and cultural resources while planning for expected growth. All Special Area 5-01 policies (A through D) may apply. See page 54 in the policy section of the document.

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THE LAND USE INTENSITY LEGEND

THE LAND USE INTENSITY LEGEND

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A. **URBAN INTENSITY CATEGORIES:** The following land use categories designate urban development intensities:

1. **Regional Activity Center**

- a. **Purpose:** To designate high-intensity, mixed-use areas designed to provide the fullest range of goods and services and compatible multiple residential housing.
- b. **Objective:** Goods and services are provided that attract customers living significant distances from the center. A regional shopping mall may be the nucleus of the activity center. The center provides a variety of high-density housing types and employment opportunities, including government services and educational institutions. The center has direct access to regional transportation facilities, including public transit and pedestrian and bicycle paths.
- c. **Residential Gross Density:** Only land planned for residential use, or natural or cluster open space areas (see Glossary) may be included in gross density calculations. The range of residential gross density allowed is:
 - 1) Minimum - 12 RAC
 - 2) Maximum - 44 RAC
- d. **Zoning Districts:** The following zoning districts may be applied for under this intensity category unless restricted by Special Area use or density policies:
 - 1) R-1 Residence Zone
 - 2) R-2 Residence Zone
 - 3) R-3 Residence Zone
 - 4) MH-2 Mobile Home Zone
 - 5) O-3 Office Zone
 - 6) P Parking Zone
 - 7) C-1 Commercial Zone
 - 8) C-2 Commercial Zone
 - 9) C-3 Commercial Zone
 - 10) P-I Park Industrial Zone
 - 11) Planned Area Development Zone

2. **Community Activity Center**

- a. **Purpose:** To designate medium-intensity, mixed-use areas designed to provide goods and services needed generally on a weekly basis along with compatible medium- to high-density housing types.
- b. **Objective:** The center provides the range of goods and services necessary to satisfy the weekly shopping and service needs of the surrounding community. The center may include a major supermarket, along with other anchor tenants such as a discount department store, large variety store or other specialty stores such as a hardware/building/home improvement store. The center includes complementary uses such as high-density housing, offices, and government services. Public transit provides direct access to these centers as well as connections to regional activity centers. The center has direct access to a

major arterial roadway, with pedestrian and bicycle paths providing access from surrounding neighborhoods.

- c. **Residential Gross Density:** Only land area planned for residential use, or natural or cluster open space areas (see Glossary) may be included in gross density calculations. The range of residential gross density allowed is:
 - 1) Minimum - (none)
 - 2) Maximum - 24 RAC
- d. **Zoning Districts:** The following zoning districts may be applied for under this intensity category unless restricted by Special Area use or density policies:
 - 1) RX-2 Residence Zone
 - 2) R-1 Residence Zone
 - 3) R-2 Residence Zone
 - 4) R-3 Residence Zone
 - 5) MH-2 Mobile Home Zone
 - 6) O-2 Office Zone
 - 7) O-3 Office Zone
 - 8) P Parking Zone
 - 9) NC Neighborhood Commercial Zone
 - 10) C-1 Commercial Zone
 - 11) C-2 Commercial Zone
 - 12) P-I Park Industrial Zone
 - 13) Planned Area Development Zone

3. **Neighborhood Activity Center**

- a. **Purpose:** To designate low-density, mixed-use areas designed to provide convenience goods and services within or near suburban residential neighborhoods for day-to-day living needs.
- b. **Objective:** The center provides commercial services that do not attract vehicle trips from outside the immediate service area. A grocery market may be the principal anchor tenant along with other neighborhood services, such as a drugstore, variety/hardware store, self-service laundry, church, and bank. The center may include a mix of medium-density housing types.
- c. **Residential Gross Density:** Only land area planned for residential use, or natural or cluster open space areas (see Glossary) may be included in gross density calculations. The range of residential gross density allowed is:
 - 1) Minimum - (none)
 - 2) Maximum - 10 RAC
- d. **Zoning Districts:** The following zoning districts may be applied for under this intensity category unless restricted by Special Area use or density policies:
 - 1) RX-2 Residence Zone
 - 2) R-1 Residence Zone
 - 3) R-2 Residence Zone
 - 4) MH-1 Mobile Home Zone
 - 5) MH-2 Mobile Home Zone
 - 6) O-1 Office Zone
 - 7) O-2 Office Zone

- 8) P Parking Zone
- 9) NC Neighborhood Commercial Zone
- 10) C-1 Commercial Zone
- 11) Planned Area Development Zone

4. Multifunctional Corridor

- a. Purpose:** To designate areas for the integrated development of complementary uses along major transportation corridors.
- b. Objective:** These areas contain commercial and other nonresidential services and high-density residential clusters in a linear configuration along major transportation corridors. Potential adverse impacts of strip commercial development are mitigated through application of special design standards, such as standards for building setbacks, open space, signs, parking, and landscaping. Special attention is given in site design to provide an atmosphere that is pleasant to the pedestrian.
- c. Residential Gross Density:** Only land area planned for residential use, or natural or cluster open space areas (see Glossary) may be included in gross density calculations. The range of residential gross density allowed is:
 - 1) Minimum - (none)
 - 2) Maximum - 44 RAC
- d. Zoning Districts:** The following zoning districts may be applied for under this intensity category unless restricted by Special Area use or density policies:
 - 1) R-1 Residence Zone
 - 2) R-2 Residence Zone
 - 3) R-3 Residence Zone
 - 4) MH-2 Mobile Home Zone
 - 5) O-1 Office Zone
 - 6) O-2 Office Zone
 - 7) O-3 Office Zone
 - 8) RV Recreational Vehicle Park Zone
 - 9) NC Neighborhood Commercial Zone
 - 10) C-1 Commercial Zone
 - 11) C-2 Commercial Zone
 - 12) C-3 Commercial Zone
 - 13) P-I Park Industrial Zone
 - 14) Planned Area Development Zone

5. High Intensity Urban

- a. Purpose:** To designate areas for a mix of high-density housing types and other compatible uses.
- b. Objective:** These areas have direct access to major transportation corridors and are within walking or bicycling distance from major commercial services and employment centers.
- c. Residential Gross Density:** Only land area planned for residential use, or natural or cluster open space areas (see Glossary) may be included in gross density calculations. The range of residential gross density allowed is:

- 1) Minimum - (none)
- 2) Maximum - 44 RAC
- d. **Zoning Districts:** The following zoning districts may be applied for under this intensity category unless restricted by Special Area use or density policies:
 - 1) RX-2 Residence Zone
 - 2) R-1 Residence Zone
 - 3) R-2 Residence Zone
 - 4) R-3 Residence Zone
 - 5) MH-1 Mobile Home Zone
 - 6) MH-2 Mobile Home Zone
 - 7) O-1 Office Zone
 - 8) O-2 Office Zone
 - 9) RV Recreational Vehicle Park Zone
 - 10) P-I Park Industrial Zone
 - 11) Planned Area Development Zone

6. Medium/High Intensity Urban

- a. **Purpose:** To designate areas for a mix of medium- to high-density housing types and other compatible uses.
- b. **Objective:** These areas provide opportunities for a variety of residential housing types, including cluster option developments, single-family attached dwellings, and apartment complexes. Special attention should be given in site design to assure that uses are compatible with adjacent lower-density residential uses.
- c. **Residential Gross Density:** Only land area planned for residential use, or natural or cluster open space areas (see Glossary) may be included in gross density calculations. The range of residential gross density allowed is:
 - 1) Minimum - (none)
 - 2) Maximum - 24 RAC
- d. **Zoning Districts:** The following zoning districts may be applied for under this intensity category unless restricted by Special Area use or density policies:
 - 1) RX-1 Residence Zone
 - 2) RX-2 Residence Zone
 - 3) R-1 Residence Zone
 - 4) R-2 Residence Zone
 - 5) R-3 Residence Zone
 - 6) MH-1 Mobile Home Zone
 - 7) MH-2 Mobile Home Zone
 - 8) O-1 Office Zone
 - 9) O-2 Office Zone
 - 10) P-I Park Industrial Zone
 - 11) Planned Area Development Zone

7. Medium Intensity Urban

- a. **Purpose:** To designate areas for a mix of medium-density housing types and other compatible uses.

- b. **Objective:** These areas provide an opportunity for a variety of residential types, including cluster option developments and single-family attached dwellings. Special attention should be given in site design to assure that uses are compatible with adjacent lower density residential uses.
- c. **Residential Gross Density:** Only land area planned for residential use, or natural or cluster open space areas (see Glossary) may be included in gross density calculations. The range of residential gross density allowed is:
 - 1) Minimum - (none)
 - 2) Maximum - 10 RAC
- d. **Zoning Districts:** The following zoning districts may be applied for under this intensity category unless restricted by Special Area use or density policies:
 - 1) RX-1 Residence Zone
 - 2) RX-2 Residence Zone
 - 3) R-1 Residence Zone
 - 4) R-2 Residence Zone
 - 5) MH-1 Mobile Home Zone
 - 6) MH-2 Mobile Home Zone
 - 7) O-1 Office Zone
 - 8) O-2 Office Zone
 - 9) Planned Area Development Zone

8. Low Intensity Urban

- a. **Purpose:** To designate areas for low-density residential and other compatible uses; to provide incentives for clustering residential development to preserve natural open space; and to provide opportunities for a mix of housing types throughout the region.
- b. **Residential Gross Density:** Only land area planned for residential use, or natural or cluster open space areas (see Glossary) may be included in gross density calculations. Projects utilizing any of the following cluster development options will comply with the provisions of Development Standard 1-07.0 Exhibit V, the Cluster Option Report. The range of residential gross density allowed is:
 - 1) **Low Intensity Urban 3.0:**
 - a) Minimum - (none)
 - b) Maximum - 3.0 RAC. The maximum gross density may be increased in accordance with the following cluster option:
 - i. Gross density of 4.0 RAC with inclusion of 30 percent cluster open space.
 - 2) **Low Intensity Urban 1.2:**
 - a) Minimum - (none)
 - b) Maximum - 1.2 RAC. The maximum gross density may be increased in accordance with the following cluster options:
 - i. Gross density of 2.5 RAC with inclusion of 30 percent cluster open space, plus 15 percent natural open space; or
 - ii. Gross density of 4.0 RAC with inclusion of 30 percent cluster open space plus 30 percent natural open space.

3) Low Intensity Urban 0.5:

- a) Minimum - (none)
- b) Maximum - 0.5 RAC. The maximum gross density may be increased in accordance with the following cluster options:
 - i. Gross density of 1.2 RAC with inclusion of 30 percent cluster open space, plus 20 percent natural open space; or
 - ii. Gross density of 2.5 RAC with inclusion of 30 percent cluster open space, plus 35 percent natural open space.

4) Low Density Urban 0.3:

- a) Minimum - (none)
- b) Maximum - 0.3 RAC. The maximum gross density may be increased in accordance with the following cluster options:
 - i. Gross density of 0.7 RAC with inclusion of 30 percent cluster open space, plus 20 percent natural open space; or
 - ii. Gross density of 1.2 RAC with inclusion of 30 percent cluster open space, plus 40 percent natural open space.

c. Zoning Districts:

Within Low Intensity Urban 3.0 and Low Intensity Urban 1.2, the following zoning districts may be applied for under this intensity category unless restricted by Special Area use or density policies:

- 1) SR Suburban Ranch Zone
- 2) RX-1 Residence Zone
- 3) RX-2 Residence Zone
- 4) R-1 Residence Zone
- 5) MH-1 Mobile Home Zone
- 6) Planned Area Development Zone

Within Low Intensity Urban 0.5 and Low Intensity Urban 0.3, the following zoning districts may be applied for under this intensity category unless restricted by Special Area use or density policies:

- 1) SR Suburban Ranch Zone
- 2) RX-1 Residence Zone
- 3) RX-2 Residence Zone
- 4) Planned Area Development Zone

d. Open Space Standards for Guest Ranches and Resorts within the Planned Area Development Zone:

In Low Intensity Urban 1.2, 0.5 and 0.3, the following minimum open space requirements will apply within areas rezoned for the purposes of developing a guest ranch or resort within a Planned Area Development Zone. Open space for purposes of these requirements will be natural open space as defined in the Glossary.

- 1) Low-Intensity Urban 1.2 - 15 percent.
- 2) Low-Intensity Urban 0.5 - 20 percent.
- 3) Low-Intensity Urban 0.3 - 30 percent.

B. RURAL INTENSITY CATEGORIES: The following land use categories designate rural development intensities:

1. Rural Activity Center

- a. **Purpose:** To designate mixed-use areas where convenience goods and personal services are provided to rural residents on a daily or weekly basis.
- b. **Objective:** The intent is to minimize vehicle travel between rural settlements and suburban areas. Residential densities slightly higher than the surrounding rural neighborhoods are permitted to provide opportunities for special housing needs, such as for the elderly and low-income households. The center is not intended to attract vehicle trips from outside the immediate rural service area. A grocery market may be the principal anchor tenant, along with other uses such as a drugstore, variety/hardware store, self-service laundry, church, and bank.
- c. **Residential Gross Density:** Only land area planned for residential use, or natural or cluster open space areas (see Glossary) may be included in gross density calculations. The range of residential gross density allowed is:
 - 1) Minimum - 1.3 RAC
 - 2) Maximum - 10 RAC
- d. **Zoning Districts:** The following zoning districts may be applied for under this intensity category unless restricted by Special Area use or density policies:
 - 1) RX-1 Residence Zone
 - 2) RX-2 Residence Zone
 - 3) R-1 Residence Zone
 - 4) R-2 Residence Zone
 - 5) MH-1 Mobile Home Zone
 - 6) MH-2 Mobile Home Zone
 - 7) NC Neighborhood Commercial Zone
 - 8) C-1 Commercial Zone
 - 9) C-2 Commercial Zone
 - 10) Planned Area Development Zone

2. Rural Crossroads

- a. **Purpose:** To designate areas at major rural roadway intersections for the provision of limited commercial services to travelers and rural residents.
- b. **Zoning Districts:** The following zoning districts may be applied for under this intensity category unless restricted by Special Area use or density policies:
 - 1) C-1 Commercial Zone
 - 2) C-2 Commercial Zone
 - 3) Planned Area Development Zone

3. Medium Intensity Rural

- a. **Purpose:** To designate areas for residential uses at densities consistent with rural settlements in close proximity to Rural Activity Centers.
- b. **Residential Gross Density:** Only land area planned for residential use, or natural or cluster open space areas (see Glossary) may be included in gross density calculations. The range of residential gross density allowed is:
 - 1) Minimum - (none)
 - 2) Maximum - 1.3 RAC
- c. **Zoning Districts:** The following zoning districts may be applied for under this intensity category unless restricted by Special Area use or density policies:
 - 1) SR Suburban Ranch Zone
 - 2) RX-1 Residence Zone
 - 3) Planned Area Development Zone
- d. **Open Space Standard for Guest Ranches and Resorts within the Planned Area Development Zone:** In Medium Intensity Rural, a minimum of 20 percent natural open space will be required within areas rezoned for the purposes of developing a guest ranch or resort within a Planned Area Development Zone. Open spaces for purposes of this requirement will be natural open space as defined in the Glossary.

4. Low Intensity Rural

- a. **Purpose:** To designate areas for residential uses at densities consistent with rural and resource-based characteristics.
- b. **Residential Gross Density:** Only land area planned for residential use, or natural or cluster open space areas (see Glossary) may be included in gross density calculations. The range of residential gross density allowed is:
 - 1) Minimum - (none)
 - 2) Maximum - 0.3 RAC
- c. **Zoning Districts:** The following zoning districts may be applied for under this intensity category unless restricted by Special Area use or density policies:
 - 1) SR Suburban Ranch Zone
 - 2) Planned Area Development Zone
- d. **Open Space Standard for Guest Ranches and Resorts within the Planned Area Development Zone:** In Low Intensity Rural, a minimum of 30 percent natural open space will be required within areas rezoned for the purposes of developing a guest ranch or resort within a Planned Area Development Zone. Open spaces for purposes of this requirement will be natural open space as defined in the Glossary.

5. Resource Transition

- a. **Purpose:** To preserve open space characteristics of sensitive land in the vicinity of public reserves; to promote development that blends with the natural landscape; to extend visually public land boundaries; and to protect wildlife habitat.

- b. **Residential Gross Density:** Only land area planned for residential use, or natural or cluster open space areas (see Glossary) may be included in gross density calculations. The range of residential gross density allowed is:
 - 1) Minimum - (none)
 - 2) Maximum - 0.3 RAC
- c. **Zoning Districts:** The following zoning districts may be applied for under this intensity category unless restricted by Special Area use or density policies:
 - 1) SR Suburban Ranch Zone
 - 2) Planned Area Development Zone
- d. **Open Space Standard for Guest Ranches and Resorts within the Planned Area Development Zone:** In Resource Transition a minimum of 30 percent natural open space will be required within areas rezoned for the purposes of developing a guest ranch or resort within a Planned Area Development Zone. Open spaces for purposes of this requirement will be natural open space as defined in the Glossary.

6. Development Reserve

- a. **Purpose:** To designate areas for future urban land uses although existing public services and infrastructure are not conducive to a specific urban intensity classification at this time. The following criteria provide a framework for evaluating plan amendment requests for removing properties from the Development Reserve classification.

Criteria For Removing Land From Development Reserve

- 1) Demonstrate that significant changes related to land use have occurred in this area.
 - 2) Demonstrate the demand for the proposed land use designations through market analyses, population studies, relationship to activity centers, and land availability analyses.
 - 3) Demonstrate that such demand cannot be met in areas already designated for urban development.
 - 4) Demonstrate the availability of adequate infrastructure and services for the proposed land uses and that new infrastructure will be integrated with existing systems.
 - 5) Provide information relating to the costs of needed infrastructure and identify the parties responsible for the costs.
- b. **Residential Gross Density:** Only land area planned for residential use, or natural or cluster open space areas (see Glossary) may be included in gross density calculations. The range of residential gross density allowed is:
 - 1) Minimum - (none)
 - 2) Maximum - 0.3 RAC
 - c. **Zoning Districts:** The following zoning districts may be applied for under this intensity category unless restricted by Special Area use or density policies:
 - 1) SR Suburban Ranch Zone
 - 2) Planned Area Development Zone

C. **URBAN AND RURAL INTENSITY CATEGORIES:** The following land use categories designate urban and rural development intensities:

1. **Urban Industrial**

- a. **Purpose:** To designate adequate areas for industrial uses that, if properly located and regulated, are compatible with certain types of commercial activities, but generally incompatible with residential uses.
- b. **Zoning Districts:** The following zoning districts may be applied for under this intensity category unless restricted by Special Area use or density policies:
 - 1) C-1 Commercial Zone
 - 2) C-2 Commercial Zone
 - 3) C-3 Commercial Zone
 - 4) P-I Park Industrial Zone
 - 5) I-1 Light Industrial
 - 6) I-2 Heavy Industrial, except Special Exception Land Uses requiring Mayor and Council approval
 - 7) Planned Area Development Zone

2. **Heavy Industrial**

- a. **Purpose:** To designate adequate areas for industrial uses that are incompatible with non-industrial uses.
- b. **Zoning Districts:** The following zoning districts may be applied for under this intensity category unless restricted by Special Area use or density policies:
 - 1) C-3 Commercial Zone
 - 2) I-1 Light Industrial Zone
 - 3) I-2 Heavy Industrial Zone
 - 4) P-I Park Industrial Zone
 - 5) Planned Area Development Zone

3. **Resource Conservation**

- a. **Purpose:** To recognize and protect existing public open space and provide or future public open space land necessary to achieve policies regarding environmental quality, public safety, open space, recreation, and cultural heritage. This land use designation promotes an interconnected, regional open space network, including parks, trails, desert belts, natural washes, flood-plains, and other open space areas.
- b. **Objective:** Implementation options include acquisition, easements, dedications, and cluster development options.
- c. **Residential Gross Density:** Only land area planned for residential use, or natural or cluster open space areas (see Glossary) may be included in gross density calculations. The range of residential gross density allowed is:
 - 1) Minimum - (none)
 - 2) Maximum - 0.3 RAC
- d. **Zoning Districts:** The zoning districts that may be applied for under this intensity category are limited to those residential zones allowed by the intensity legend adjacent to the RC designation and within the project site, provided the RC area complies with the purpose and gross density regulation

of this category (0.3 RAC). Resource Conservation areas to be platted as undisturbed natural areas.

(Amended to allow all residential zones within the RC category by Resolution #18000, 4/13/98)

4. Resource Productive

- a. Purpose:** To designate cultivated, ranching and mining lands for their productive capabilities and to protect these areas from encroachment by incompatible uses.
- b. Residential Gross Density:** Only land area planned for residential use, or natural or cluster open space areas (see Glossary) may be included in gross density calculations. The range of residential gross density allowed is:
 - 1) Minimum - (none)
 - 2) Maximum - 0.3 RAC
- c. Zoning Districts:** The following zoning districts may be applied for under this intensity category unless restricted by Special Area use or density policies:
 - 1) SR Suburban Ranch Zone
 - 2) Planned Area Development Zone

D. MAJOR RESORT COMMUNITY: The development of a Major Resort Community is accomplished through the approval of a Planned Area Development Zone provided such projects comply with the residential gross density, land uses and special development standards which follow.

- 1. Purpose:** To promote major resort development as an integrated, planned community and in a manner compatible with existing neighborhoods, physical site constraints, and sensitive environments.
- 2. Residential Gross Density:** Only land area planned for residential use, or natural or cluster open space areas (see Glossary) may be included in gross density calculations. Gross residential densities may not exceed those specified for each land use category in which the project is located.
- 3. Zoning Districts:** The following zoning district may be applied for under this intensity category:
 - a.** Planned Area Development Zone
- 4. Special Development Standards:**
 - a.** The minimum size of a Major Resort Community developed under a Planned Area Development Zone will be 200 acres. A minimum of 10 percent of the total project area will be developed as a guest ranch or resort.
 - b.** Areas classified Resource Conservation on the Land Use Map will remain in their pre-development state.
 - c.** The provisions of this section will not apply in areas classified Low Intensity Rural or Medium Intensity Rural.
 - d.** The combined area of local business uses will not exceed 6.0 percent of the total project area.

- e. The combined area of office, research and development, and employment support service uses will not exceed 15.0 percent of the total project area.
- f. Business uses, office uses, and employment support services will not be permitted in areas classified Resource Transition.
- g. The following minimum open space requirements will apply within areas classified Low Intensity Urban 1.2, Low Intensity Urban 0.5, Low Intensity Urban 0.3 and Resource Transition. Open spaces for purposes of these requirements will be natural open space as defined in the Glossary.
 - 1) Low Intensity Urban 1.2 - 15 percent.
 - 2) Low Intensity Urban 0.5 - 20 percent.
 - 3) Low Intensity Urban 0.3 - 30 percent.
 - 4) Resource Transition - 30 percent.

E. SPECIAL AREAS: Special Areas have unique characteristics or qualities and include visually and environmentally sensitive areas, neighborhoods with distinct site design requirements, and areas likely to develop as large-scale planned communities.

The designation of Special Areas allows the application of special plan policies necessary to protect the unique qualities or characteristics of an area or to provide incentives to promote particular types of development activity. These Special Area Policies supplement Subregional Policies and correspond numerically with areas designated on the Subregional Land Use Map.

TUCSON MOUNTAINS PLAN POLICIES

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INTRODUCTION

Plan policies complement planned land use designations shown on the Land Use Map. *Subregional Plan Policies* apply to the entire Tucson Mountains planning area, while *Special Area Policies* apply to particular areas designated on the subregional Land Use Map.

There are 11 policy Special Areas identified on the Tucson Mountains Subregion Land Use Map. Several policies that apply within Special Areas restrict uses or densities of the underlying Land Use Intensity category. For example, Special Area 5-01, Tucson Mountains North, restricts the zoning districts otherwise allowed under the Low Intensity Urban land use category. Other Special Areas were designated because of site design concerns, such as building height, setbacks, buffering or special landscaping treatments. An example of a Special Area that addresses site design and particular jurisdictional concerns is Special Area 6-01--Tohono O'odham Boundary.

In addition to these policy Special Areas, the area covered by the approved *Star Valley Specific Plan* is depicted on the map with an "SV" in a cross-hatched overlay area. Land Use Map designations in this overlay area reflect the approved zoning of this specific plan.

PART I. SUBREGIONAL POLICIES

A. ADMINISTRATION

The *Tucson Mountains Subregional Plan* is intended to guide future development in the subregion so that environmental quality, scenic resources, and community character are protected and enhanced.

The Land Use Map and Plan Policies are implemented through the rezoning or planned area development process, *Land Use Code* ordinances and Development Standards, and the Capital Improvement Program process. All rezoning requests must comply with the Land Use Map. To be in compliance, rezoning applications must conform with the density requirements and permitted zoning districts for the land use intensity category in which the property is located. In addition, if the property lies within a designated Special Area, the rezoning application must comply with any special use or density restrictions. An amendment to the Plan must be processed for rezoning applications that do not comply.

Plan policies are not ordinance standards or regulations but are recommended as conditions of approval for rezonings and planned area developments. These conditions are required in order to achieve the objective of the land use intensity category or to mitigate potentially negative impacts of the proposed development. The application of policies as conditions for rezoning approval will depend on the nature of the rezoning proposal, including its density, site design, and impacts on existing natural and cultural resources.

1. Map Interpretation Policies

- a. For project or site-specific planning, the City of Tucson Planning Department, should be contacted for accurate locations and boundaries of land use intensity categories.
- b. Overlay zones established in the City of Tucson *Land Use Code* should be consulted prior to project-level planning. Overlay zones include: Airport Environs Zone (Sec. 2.8.5), Hillside Development Zone (2.8.1), Historic Preservation Zone (Sec. 2.8.8), and Environmental Resource Zone (Sec. 2.8.6).
- c. When the limits of the 100-year floodplain are shown on the Land Use Plan as a boundary between land use categories, the current location of the floodplain limits, as determined by a detailed site analysis, shall be the land use category boundary. This boundary may be modified by a flood control project approved by the City of Tucson Department of Transportation or the Pima County Department of Transportation and Flood Control District.

2. Site Analysis

Intent

Site Analysis requirements are intended to improve the quality of future development by identifying site constraints and opportunities prior to the actual site design process.

Given the sensitive terrain, wildlife habitat areas and proximity to public preserves within the Tucson Mountains Subregion, the Environmental Resource Report is the most appropriate site analysis procedure for rezonings within this subregion.

POLICIES

- a. Applicants for rezonings within this subregion shall submit an Environmental Resource Report prepared in accordance with City of Tucson Development Standard 1-07.0.
- b. The development plan shall be based on the site analysis and implement plan policies through sensitive design and mitigation techniques that respond to site features and to the character of the surrounding neighborhood.

B. NATURAL AND CULTURAL RESOURCES

Intent

The protection of natural and cultural resources results in multiple benefits to the community, including flood control and watershed protection, open space, heritage, and habitat protection, and trails and other recreational opportunities. Because land use decisions may adversely affect these resources, policies within this section focus on the preservation of significant natural and cultural resources through site design requirements and incentives.

1. Open Space

Background

There has been widespread public support for open space preservation within the Tucson metropolitan area, illustrated by numerous policies and ordinances adopted by the City of Tucson or Pima County during the past decade. These include floodplain, wash, and hillside development ordinances, as well as parks, open space and trails master plans.

A major regional effort that focused on open space preservation was spearheaded by the open Space Committee, a volunteer task force aided by City and County staff. The *Open Space Committee Report* (May 1988) inventoried existing and potential open space resources in the metropolitan area, including large public reserves, significant desert washes, trail access, and natural landmarks.

Intent

The goal of the *Tucson Mountains Subregional Plan* with regard to open space is to support an integrated regional open space system as proposed in Pima County *Open Space Committee Report* and the City of Tucson *Parks, Recreation, Open Space and Trails System Conceptual Map (PROST)*.

POLICIES

- a. Natural open space (see Glossary) shall be designed to form a cohesive, unified whole within the project and, where applicable, to provide linkages to and integration within the regional open space system.
- b. Designated natural open space not dedicated to a public agency shall be included in deed covenants, conditions and restrictions.
- c. Provision of natural open space beyond minimum requirements may satisfy up to 60 percent of dedication for park acreage, based on two acres of designated open space for every one acre of park land, as may be approved by the Department of Parks and Recreation.

- d. Parallel utilities, whether above or below ground, shall be permitted across a natural wash or through natural open space areas only if no viable and economically feasible alternative is available.
- e. A mitigation plan for any encroachment on designated natural open space areas shall be submitted with improvement plans.
- f. Functional open space (see Glossary) shall be designed to provide areas for active and passive recreation, including nature trails, exercise trails, and active recreation areas. These shall provide visual relief, shade, screening, buffering, and environmental amenities. Where appropriate, uses shall encourage wildlife movement and provide mitigation and wildlife habitat enhancement.

2. Wildlife Habitat and Corridors

Intent

These policies are intended to recognize the value of the region’s wildlife resources by protecting significant habitat and fostering the unimpeded movement of wildlife. Wildlife habitat and patterns of wildlife movement follow natural resource features, such as washes, rather than public or private boundaries. Therefore, to maintain the viability of resources within public preserves, it is important to establish appropriate and compatible land use patterns and activities on private lands adjacent to public reserves.

Protection of wildlife habitat and movement corridors includes both preservation and mitigation of negative impacts of development.

POLICIES

- a. Areas shall be identified as significant wildlife habitat and corridors in accordance with the following:
 - 1) Critical and Sensitive Wildlife Habitats of Eastern Pima County Map accepted and endorsed by Mayor and Council in December 1989 or inventory update which supersedes this study;
 - 2) Environmental Resource Report prepared in accordance with City of Tucson Development Standard 1-07.0 (Environmental Resource Report).
- b. Areas identified on the Critical and Sensitive Wildlife Habitats of Eastern Pima County Map or in the Environmental Resource Report as Class I or Class II habitat shall be left in their predevelopment state, subject to the following exceptions:
 - 1) Washes: Disturbance within the wash area deemed critical and sensitive in the site analysis shall be permitted in association with roadway, utility and trail crossings; however:

- a) Encroachment shall not reduce the width of the critical and sensitive wash area by more than 20 percent at any cross-section of the critical and sensitive area. Additional reduction may occur only where necessary to provide floodwater retention requested by the Pima County Flood Control District or the City of Tucson Department of Transportation, or to provide for larger drainage structures so as not to impede movement of wildlife as approved by the Arizona Game and Fish Department;
 - b) Erosion protection shall only be permitted within the critical and sensitive wash area to protect fill slopes required for roadway, utility and trail crossings;
 - c) Construction impacts may affect up to ten percent of the low-flow channel length where defined channels exist, or up to ten percent of the length of the centerline of flow where braided or undefined channels exist, provided that a mitigation plan for any construction impacts within the critical and sensitive wash area shall be submitted as part of the development plan. The mitigation plan shall reflect predevelopment wildlife habitat and visual conditions as a baseline and provide for post-development replacement with species on the approved plant list (Development Standard 9-06.0, Drought Tolerant Plant List) or upon the written approval of the Planning Director or authorized representative. The replacement vegetation shall have a similar spatial arrangement in order to reestablish predevelopment habitat conditions.
- 2) Non-riparian areas: The Environmental Resource Report shall analyze non-riparian areas as to their value as wildlife habitat and address how impacts to these areas will be minimized.
- c. Development Subject to Additional Mitigation: Areas identified as significant wildlife habitat and corridors in the Environmental Resource Report but not designated for natural open space shall be subject to the following policies:
- 1) Development plans shall describe design mitigation proposed to minimize negative impacts to these areas.
 - 2) In order to preserve habitat areas and corridors as cohesive, unified and contiguous areas, development plans shall be required to show the relationship of on-site significant wildlife habitat and corridors with habitat areas and corridors on adjacent properties.
 - 3) Landscaping shall be designed to enhance or recreate the existing natural wildlife habitat.
 - 4) Golf course construction within significant wildlife habitat or corridors shall be designed to minimize disturbance of native vegetation.
 - 5) Fencing shall be designed to provide wildlife with pass-through opportunities. Solid barrier fencing which impedes wildlife movement shall be prohibited.
 - 6) Access to public lands from residential developments shall be restricted to designated trail access points.
- d. In cases where open space benefits conflict with the protection of wildlife habitat and corridors, wildlife protection shall be the primary concern and shall have precedence except when public safety is a concern.

3. Regional Trail System

Intent

Regional trail system policies are intended to support the implementation of a public trails network, as identified in *Eastern Pima County Trail System Master Plan (Master Plan)* and shown on the City of Tucson *Parks, Recreation, Open Space and Trails System Conceptual Map (PROST)*. Examples of high priority trail system elements include, but are not limited to, primary trails identified in the *Master Plan*, trail corridors that link individual public lands units, connect public lands with existing or planned river parks, create local trail linkages to parks, schools, or activity centers, or provide public access to established public lands trails. The regional network will expand on the existing and planned river park system to include natural tributary washes and upland segments, and road and utility rights-of-way that together will form an interconnected system linking urbanized areas with surrounding public preserves.

POLICIES

- a. As determined by the Department of Parks and Recreation, dedication of particular trail system elements shall be required as a condition of rezoning approval and shown on the development plan or plat.
- b. Regulatory floodprone areas which are dedicated as drainage easements to the City of Tucson or Pima County Flood Control District and which are identified as trails on the *Master Plan* or *PROST* shall also allow additional uses, such as recreational and equestrian activities, in the dedicated right-of-way or easement. Such allowable additional uses shall be designated on the development plan or plat as part of a master circulation plan.
- c. Any fencing of or along an existing or proposed trail corridor shall meet the specifications of the Department of Parks and Recreation and said specifications shall be included as a condition of rezoning or planned area development approval.
- d. Vehicular access to trailheads at public preserve boundaries shall be promoted, based on a determination by the public lands manager and the Department of Parks and Recreation. In those cases where road access to public lands trailheads is deemed critical, dedication of public roads rights-of-way and associated parking and equestrian staging areas shall be required as a condition of rezoning or planned area development approval.
- e. Trails and paths within the project site shall connect with the regional trail system to provide access to open space and recreational opportunities for community residents. Application of this policy will be determined by the developer and the Department of Parks and Recreation.
- f. If the project site contains a route identified on the *Master Plan* or *PROST* that provides irreplaceable access to a public preserve boundary, public access through the site shall be provided.

4. Park Acquisition

Background

Tucson's natural setting and favorable climate promote recreation nearly year-round. Residents and visitors alike view recreation as a necessity rather than a nonessential amenity. The variety of parks in the metropolitan areas, which range from traditional sports-oriented parks to river parks and more natural parks, respond to the diversity of park users.

As the City of Tucson expands beyond its current boundaries into foothill areas, the need to acquire natural parklands and support linkages between these and other urban parks with regional trails and open space will become more important. This realization was the primary impetus for the establishment of the Open Space Committee in 1985, the subsequent *Open Space Committee Report*, and the City of Tucson *Parks, Recreation, Open Space and Trails System Conceptual Map (PROST)*.

Intent

It is the intent of parks acquisition policies to support the acquisition of land and the phasing of park development according to public needs and available funding. Because new development, especially residential development, puts demands on park and recreation facilities, it is important to evaluate available facilities, the level of service demand associated with future development, and the type of facility most appropriate to the geographic area and recreational user. This will help determine the fair share contribution from future development toward meeting park needs.

POLICIES

- a. The impact of development on park needs, and the role of the developer in meeting a proportionate share of those needs, shall be determined by the Department of Parks and Recreation as part of the rezoning or planned area development review process.
- b. Developer contributions to park acquisition and improvement may be met through dedication of park sites as a condition of rezoning, provision of new recreation facilities and recreation amenities, or support of existing recreation facilities, as approved by the Department of Parks and Recreation.
- c. Dedication of neighborhood parks, or designated recreation areas within the proposed development, as approved by the Department of Parks and Recreation, shall be encouraged in all housing developments where parks are not within a reasonable distance.

5. River Parks

Intent

Existing and planned river parks form the spine of the regional trail system, and are identified as primary trails in the *Master Plan* and *PROST*. River park policies are intended to ensure that development along existing or planned river parks will support and enhance this important regional recreational asset. Park nodes along the river park corridor provide recreational amenities similar to those available in neighborhood parks, but at a reduced scale depending on the size and location of the nodal park.

Because river parks, and their associated nodal parks, are constructed by the Pima County Department of Transportation and Flood Control District and maintained by the City and County Departments of Parks and Recreation, interjurisdictional cooperation will be important in the review of development proposals in proximity to the river park system.

POLICIES

- a. **Impacts of Existing River Parks:** The effects of proposed development in proximity to existing river parks shall be addressed in the site analysis, and include the impacts the development may have on the carrying capacity of the river or nodal park (and associated parking), visual resources/viewshed protection, and provision of public access.
- b. **Impacts on Planned River Parks:** If the development site is traversed by or adjacent to an identified but currently unimproved segment in the river park system, sufficient right-of-way shall be dedicated to Pima County or the City of Tucson to assure provision of public access and continuity of river park design as a condition of rezoning approval. Requirements shall be determined by the City and County Departments of Parks and Recreation and the City Department of Transportation and Pima County Department of Transportation and Flood Control District.
- c. **Orientation to River Parks:** In addition to public access and right-of-way policies (a. and b. above), all development adjacent or within close proximity to existing or planned river parks shall recognize the river park as an amenity by providing, through innovative site design, opportunities for visual and physical orientation to the river park, as well as public access to the river park from within the development. This is particularly important for commercial properties.

6. Site Selection and Park Design

Intent

Site selection and park design policies are intended to guide park development in the event the developer's contribution for recreation facilities is provided through site dedication, design or construction.

POLICIES

- a. Park sites shall be designated on land that is suitable for serving as a park, as determined by the Department of Parks and Recreation. Drainageways or land fragments may be credited as parkland if these areas provide natural open space contiguous to the developable park site.
- b. Parks shall be located for safe and convenient access by pedestrian and bicycle pathways from the neighborhood they are designed to serve.
- c. Parks shall be built to the Department of Parks and Recreation standards and shall be subject to the following guidelines:
 - 1) Multi-use areas that are planned for both park and detention/retention purposes shall be designed in accordance with the Pima County/City of Tucson stormwater detention/retention manual.
 - 2) Park design shall minimize the potential adverse impacts of lighting, parking, and access on the natural environment and existing adjacent neighborhoods, as determined by the Department of Parks and Recreation.
 - 3) Conceptual and final design must be approved in writing by both the City Engineer and the Department of Parks and Recreation.

7. Slope

Intent

Slope policies address environmental, public safety, and aesthetic concerns. Their overall intent is to promote development that minimizes grading and soil erosion and protects views of natural landmarks and prominent peaks and ridges. These policies supplement existing grading regulations and development standards in order to underscore the need to encourage sensitive site design that preserves existing topography and vegetation.

POLICIES

- a. Areas with slopes 25 percent or greater, as determined in accordance with Development Standard 9-04.0, Hillside Development Site Improvement, shall be left in their pre-development state.
- b. Areas with slopes between 15 percent and 25 percent shall be evaluated as part of the rezoning site analysis to determine whether these areas should be left as natural open space. If, after site analysis, development is allowed on slopes between 15 percent and 25 percent, such development shall be situated, and adjacent areas landscaped, to minimize negative visual impacts.

- c. To reduce erosion and minimize the negative visual impact of grading, access roads and driveways shall be designed to conform as closely as possible with the natural contours of the site.

8. Turf Irrigation

Intent

Although water conservation is an important issue for small as well as large-scale development projects, the following water reclamation policies are intended to guide large-scale development, especially planned communities with golf courses and large common areas covered with turf.

POLICIES

- a. Maximum use of renewable water supplies shall be required whenever possible, for the irrigation of golf courses and turf areas within large-scale development projects. Renewable water supplies are either effluent or Central Arizona Project water. Until renewable water is available for use, potable ground water for turf irrigation shall be permitted in the interim under the following conditions:
 - 1) A facility plan, which demonstrates the use of state-of-the-art water conservation measures, is submitted and approved with the landscaping plan.
 - 2) A plan has been approved for the replacement, within a fixed period of time, of potable ground water with renewable water.
 - 3) An irrigation system has been designed and labeled to meet specifications for the use of renewable water.
 - 4) Assurances in the form of cash or a bond shall be required of the developer to assure conversion to use of renewable water, in the event of a default on the development project.
- b. Effluent shall be properly treated and used in such a manner that it will have no adverse impact on the quality of existing ground water as determined by the Pima County Department of Environmental Quality.

9. Archaeological and Historic Preservation

Background

The federal government has long affirmed through federal law the principle that historic preservation is an important element in maintaining and preserving American heritage on the local, state, and national levels. The development of a system of historic preservation laws and regulations spans the last 85 years. The National Historic Preservation Act created the National Register of Historic Places and procedures to protect archaeological and historical sites that are of sufficient significance to merit eligibility to the National Register.

Statutory support for the protection of archaeological and historical sites in Arizona includes the Arizona Antiquities Act ARS41-841, et. seq. and the State Historic Preservation Act ARS41-861, et. seq. In 1990, the Arizona legislature passed two State laws that protect human burials and associated artifacts on both private and State land. In the City of Tucson, historic preservation policy derives from compliance with federal and state laws and local ordinances. The City of Tucson has long recognized the importance of preserving its architectural legacy. In response to the loss of many historic structures in the 1960's under the Urban Renewal Program, the City adopted the State's first historic zone ordinance in 1972. This ordinance has fostered neighborhood vitalization and landmark protection by designating both historic districts and individual sites. In the same year the Tucson-Pima County Historical Commission was established. During the past two decades the Commission has served as the primary advocate for heritage preservation throughout the region.

Much of this preservation activity has focused on Tucson's historic and architectural resources. However, as the City expands beyond its current boundaries into areas that have not been developed and urbanized, preservation of the archaeological resources--the evidence of Hohokam and later Native American cultures--will become more important.

Because construction projects undertaken by City departments may disturb archaeological or historic sites, City policy addresses the dual need for preservation and documentation of these resources during the course of public works projects. City of Tucson Resolution #12443, adopted in October 1983, acknowledges the need for "adequate documentation and professional preservation of the City-County's historical and archaeological sites" and directs "a review by the Arizona State Museum/University of Arizona of all construction projects being undertaken by the City of Tucson thought to potentially impact known archaeologically sensitive areas."

Intent

Cultural heritage is a mosaic of a community's archaeological legacy, historic buildings and neighborhoods, and living culture as shown in the expression and celebration of ethnic diversity, regional folkways, and art.

Cultural resources policies support the preservation or restoration of archaeological, historical and cultural sites that are eligible for inclusion to the National Register of Historic Places and the City of Tucson Historic Preservation Zone. In addition, these policies provide general support

for existing neighborhood plans and historic districts that seek to maintain neighborhood integrity, stability and architectural character.

Policies supplement site analysis requirements by providing further guidance to the petitioner, based on project size and probable impact to cultural resources. Many of the policies highlight the need for preservation, rather than mere documentation or mitigation of significant cultural resources.

POLICIES

As appropriate to the development proposal and site characteristics, the following procedures may be required:

- a. **Site Inventory:** An inventory of archaeological and historical sites shall include a summary of records maintained at the Arizona State Museum for parcels that have already been surveyed.
- b. **Site Survey:** If recommended by the Arizona State Museum or the State Historic Preservation Office, parcels that have not been inventoried shall be field surveyed by a professional archaeologist, and any resources encountered shall be recorded in accordance with guidelines established by the Arizona State Museum and the State Historic Preservation Office.
- c. Based on the inventory or survey process, significant archaeological and historical sites shall be evaluated by a professional archaeologist and/or architectural historian, as appropriate, for designation under the City historic zone ordinance and eligibility to the National and State Registers of Historic Places.
- d. If the site analysis and/or development plan discloses a potential negative impact on historic districts, landscapes, landmarks, or archaeological sites, preservation of the resources in designated natural open space areas is the preferred treatment. An inventory summary and preservation plan shall be included in the site analysis. Techniques for assuring in-place preservation may include periodic inspection of sites and the required use of fences or other physical barriers.
- e. **Archaeological Testing:** If preservation in designated natural open space is not possible, sufficient sub-surface test excavations shall be conducted to establish the research potential of the site and the nature and extent of the archaeological deposits. The goals of the testing will be to provide salient information for the development of a research design and to establish a cost effective and efficient data recovery plan.
- f. **Research Design & Mitigation Plan:** Based on the results of archaeological testing or the recommendation of the Arizona State Museum, a research design and mitigation plan may be required. The research design shall delineate further productive areas for scientific

investigation and provide direction for the development of a mitigation plan, including the following:

- 1) The mitigation plan shall detail strategies for the management of the subject cultural resources and include a plan of work for implementation that may include further testing, sampling strategies, in-place preservation and protection, interpretive exhibits, and data recovery for those sites to be impacted or destroyed by the proposed development.
 - 2) Unless specifically indicated in the mitigation plan as archaeological sites to be affected or destroyed by the proposed development, no physical disturbance (including collection of artifacts or excavation) of archaeological or historical sites shall be permitted.
 - 3) Unrecorded archaeological materials unearthed during construction activities shall be reported by the Developer to the Planning Director. Reasonable and cost efficient measures will be taken to document these archaeological features and materials by a professional archaeologist.
 - 4) Except as necessary for avoidance and protection of the cultural resources, the Developer shall restrict information on the location and nature of the cultural resources within the development plan area. No site will be promoted for public or private access unless so stipulated in the mitigation plan.
- g. Phased development plans: If the development activities are phased, a mitigation plan and plan of work shall be developed for each planning area that contains cultural resources. In the event that an archaeological site spans more than one planning area, a single plan of work shall be prepared and implemented for the entire archaeological site.
- h. Implementation of Mitigation & Data Recovery Plans: The approved mitigation and data recovery plans shall be implemented prior to any ground disturbing activities for development. Documentation will be forwarded to the City of Tucson Planning Director that the relevant portion(s) of the mitigation plan has been implemented and the field work completed by a professional archaeologist. This documentation shall be submitted prior to or at the time of application for a grading permit. Analyses, report preparation and curation are mitigation tasks that shall be completed by the professional archaeologist following the field work phase of the data recovery effort.
- i. Human Burials: In the event that human remains, including human skeletal remains, cremations and/or ceremonial objects and funerary objects are found during scientific excavation or construction, ground disturbing activities shall cease in the immediate vicinity of the discovery. State law requires that the Arizona State Museum be notified of the discovery of these remains so that, in consultation with Native American communities, appropriate arrangements can be made for their repatriation and reburial by cultural groups who claim cultural or religious affinity to them.
- j. Technical and Professional Standards & Guidelines: All aspects of the archaeological mitigation and data recovery efforts shall be conducted by a professional archaeologist using accepted professional standards and practices.

k. C. SITE PLANNING AND DESIGN GUIDELINES

1. Site Design

Intent

The following site design policies address the effect of cluster development on adjacent neighborhoods. Cluster development is a development approach in which building lots are reduced in size and buildings are sited closer together in order to preserve open space, native vegetation, washes, significant topography, and historic or archaeological resources. Clustering can also provide on-site amenities, such as common areas, improved pedestrian circulation, more harmonious architectural styles and building relationships. In contrast to conventional “cookie cutter” subdivisions, cluster development offers flexible buffering and screening standards which can protect the character of adjacent neighborhoods. Finally, cluster development is more cost-effective since the grouping of units means more economical use of land, less grading, more efficient design of roads, utilities, and other services.

These policies focus on cluster development because the Low Intensity Urban (LIU) land use plan designation provides an opportunity for substantial increases in gross density if the development complies with open space requirements of the cluster option. The policies are intended to underscore the belief that density can be increased while protecting the context of existing neighborhoods.

POLICIES

- a. Cluster and Density Increase Options: The allowance of cluster options and increases in gross densities provided under Low Intensity Urban (LIU) plan designations shall be contingent upon evidence presented in the required site analysis and subsequent development plan that:
 - 1) the locations of cluster and natural open space areas are an appropriate response to site features, based on creatively accommodating development to the opportunities and constraints of the site; and
 - 2) any adverse impacts of increased density on natural or cultural site resources or on adjacent neighborhoods can be mitigated. Cluster development shall be reviewed for compliance with the criteria in the Cluster Option Report Checklist, Development Standard 1-07.0.
- b. A buffer shall be provided to protect the context of existing neighborhoods. Buffers shall be designed to mitigate adverse impacts of sound, views, and traffic and may include landscaping, screening, pathways, drainageways, and natural features. Should the development be clustered at the edge of the project site, the project site design shall include adequate buffering, as determined by the Planning Director, to existing lower-density neighborhoods. This buffering/screening requirement may be in addition to requirements provided in Section 3.7.1 through 3.7.3 of the *Land Use Code*.

2. Circulation

Intent

The following circulation policies focus on providing a quality pedestrian experience within both residential and commercial developments. The policies emphasize creative site design and performance objectives that promote a pedestrian-friendly environment.

POLICIES

- a. The development shall provide pedestrian linkages to the regional trail system and safe access to community facilities, employment centers, schools, and adjacent commercial nodes.
- b. Safe and accessible pedestrian circulation within the development shall be provided. Flexible design solutions to pedestrian circulation must meet the intent of the City of Tucson Development Standard 2.08.0, Pedestrian Access, and the Americans with Disabilities Act (ADA) requirements.
- c. Circulation patterns shall discourage transitory automobile traffic flows through existing neighborhoods.
- d. Higher-density residential, commercial, and office uses shall include appropriately designed internal circulation in order to prevent individually accessed and signed strip commercial development. The functional orientation of these developments shall consider and provide for pedestrians as well as passing automobile traffic.

3. Landscaping

Intent

Although development activity by its very nature results in radical changes to site features, including the site's vegetative cover, sensitive site planning accommodates human use of the land with preservation of unique site features. For those areas planned for intense development, innovative design and construction techniques can lessen negative site impact. Appropriate landscape design and the use of native plants can restore the sense of place unique to the Sonoran Desert.

The intent of the landscape preservation plan, along with site analysis requirements of the Environmental Resource Report (Development Standard 1-07.0), is to encourage the in-place preservation of healthy trees and shrubs and, if preservation is not possible, successful plant salvage and relocation. Policies in this section supplement Division 7 of the *Land Use Code* (Landscaping and Screening Regulations) and Landscaping and Screening Standards and Landscape Plan Content and Specifications (Development Standards 2-06.0 and 2-07.0) by

providing guidelines for the development of a landscape preservation plan for those sites with significant plant species or habitat areas.

POLICIES

- a. An acceptable plant preservation plan completed by a qualified professional shall be a condition of rezoning if the site analysis identifies any of the following on-site features:
 - 1) Threatened and/or endangered plant species;
 - 2) Plants listed in Appendix A of the Arizona Native Plant Law;
 - 3) Significant wildlife habitats and corridors (see Plan Policy II.B.2);
 - 4) Areas of riparian vegetation.
- b. The landscape preservation plan shall clearly delineate areas to be preserved, including the fencing of no-grade areas. The City Landscape Inspector shall field verify compliance with grading limit lines.
- c. Wherever on-site features as noted in policy a. above cannot be preserved, landscape design and construction shall promote the use of transplanted, on-site desert plants, container plants, seeded desert plants and inorganic groundcover. This requirement shall be particularly emphasized on all landscaped areas abutting public rights-of-way, scenic and gateway routes and landscaping having high public visibility.
- d. Saguaros of a height of six feet or less that can not be preserved in place or relocated on-site shall be replaced on a one-to-one height basis with nursery grown or permitted and tagged saguaro transplants (as per Arizona Native Plant Law requirements).
- e. Saguaros measuring over six feet that can not be preserved in place or effectively relocated on-site shall be replaced, within the site area, with two or more nursery grown or permitted and tagged saguaro transplants whose combined height equals that of the saguaro that is lost.
- f. The preservation plan shall specify salvage and transplant procedures, soil preparation and a maintenance schedule for all relocated plants, and include assurances that saguaro and other cacti salvage shall be performed by a professional using equipment appropriate for the size of the plant being moved.

4. Scenic and Gateway Routes

Background

The interest in scenic routes and protection of scenic quality is not new. In the 1930s a scenic roadway movement swept the country and resulted in the creation of many scenic parkways, including the Blue Ridge Parkway, now administered by the National Park Service. In the 1960s, the federal government began to study the feasibility of a national scenic highway system. During the following decade, many states initiated scenic road programs and designated statewide scenic byway systems. States which are popular tourist destinations have instituted scenic highway programs in order to increase tourism, preserve historic roadside landmarks, and protect distant scenic vistas. In 1982, the State of Arizona passed legislation (ARS41-512 through ARS41-518) which provided for the establishment of Parkways, Historic and Scenic Roads on Arizona City, County, Indian, State, and Federal Routes.

Although Arizonans might not agree on a definition of “scenic quality” or “visual resources,” residents and visitors alike share the belief that a panorama of desert and foothills, covered with saguaros and silhouetted against a distant mountain ridge, is “beautiful.”

Much of the scenic and topographic diversity of desert, foothills and mountain ranges in the Tucson metropolitan area is protected in public reserves that surround the city. But the view of these premier natural resource areas can be marred by insensitive development. This is the basis for regional efforts to preserve scenic quality and improve the appearance of the urban streetscape.

Through the designation of scenic and gateway routes, local elected officials have recognized that protection of scenic resources provides long-term economic and environmental benefits. In addition to City actions, regional efforts to protect scenic values include scenic route designation on the *Pima County Major Streets and Routes Plan*, and policies dealing with scenic corridors, protection of viewsheds, and natural landmarks in the County comprehensive plan and Marana and Oro Valley general plans.

The City of Tucson *Major Streets and Routes (MS&R) Plan* identifies *scenic* and *gateway routes* to protect the City’s unique visual setting and economic well-being. According to the *MS&R*, *scenic* and *gateway routes* must meet several criteria.

As a primary condition for City designation, *scenic* routes lead to recreation areas or are driven for their own enjoyment. In addition, they generally provide mountain, foothills or City vistas, conform to the natural topography, and have significant native vegetation, geologic formations, archaeological, historic or cultural features. Development regulations along scenic routes promote preservation of native vegetation and view protection.

Gateway routes are generally regional corridors identified for future street improvements and are used regularly by a large number of visitors and residents to reach major employment areas, shopping centers, and recreation areas. As such, their appearance is important to the overall

image of Tucson. There are special development criteria for gateway routes and a review process that includes the Development Review Board.

The policy translation of County scenic routes to the *Tucson Mountains Subregional Plan* has involved a two-step process. First, routes designated as scenic on the County Major Streets and Routes Plan have been evaluated, using City *MS&R Plan* classification criteria. Since the City has two classifications for special routes, *scenic* and *gateway*, the translation is a reclassification to the most appropriate City special route designation.

For the purposes of establishing nomenclature and scenic and gateway routes policy within this subregional plan area, routes that meet City scenic route criteria have been reclassified *scenic class 1* routes, while those that meet gateway criteria have been designated *gateway* routes.

If the County designated scenic route does not meet City criteria for either scenic or gateway designation, the route is shown as a *scenic class 2* route on the subregional map. The majority of routes reclassified as *scenic class 2* routes are roadways that meet several secondary criteria under the City's *MS&R* scenic designation, such as scenic vistas, conformance to natural topography, and retention of native vegetation, but fail to satisfy one of the mandatory requirements--that the route is driven for its own enjoyment or leads to recreation areas. Many *scenic class 2* routes are local collectors that are driven by residents who live within the immediate area. As with *scenic class 1* and *gateway* designations, *scenic class 2* is an interim classification which will be reevaluated at the time the route is included within the City Limits. Development standards to provide protection to these routes within the City will be comparable to current County requirements for scenic routes.

In addition to existing County-designated scenic routes, additional routes recommended by County plan policies for scenic designation have been evaluated, using the same criteria. That is, they are designated *scenic class 1* or *gateway* according to *MS&R Plan* criteria, or *scenic class 2*.

Intent

The purpose of the following policies is to preserve and enhance scenic quality within the Tucson Mountains Subregion by designating *scenic class 1*, *gateway*, and *scenic class 2* routes. (See **Figure 3** foldout on the following page). These special route designations will ensure that roadways and adjacent development will be sensitively designed to protect scenic vistas and native vegetation and to enhance the appearance of Tucson's built environment.

POLICIES:

- a. The following routes, located within the Tucson Mountains Subregion and currently designated as scenic routes on the Pima County Major Streets and Routes Plan, are recommended as *scenic class 1* routes, based on the City of Tucson *Major Street & Routes Plan* classification criteria:

Scenic Class 1 Routes

Anklam Road	Picture Rocks Road
Camino de Oeste (between Sweetwater Drive and Speedway Blvd.)	Sandario Road
Gates Pass Road	Silverbell Road
Ina Road	Sweetwater Drive
Ironwood Hill Drive	Wade Road
Kinney Road	

- b. The following routes located within the Tucson Mountains Subregion and currently designated as scenic routes on the Pima County Major Streets and Routes Plan are recommended as *gateway* routes, based on City of Tucson *Major Streets & Routes Plan* classification criteria:

Gateway Routes

Ajo Way (Arizona State Hwy. 86)
Mission Road
Valencia Road

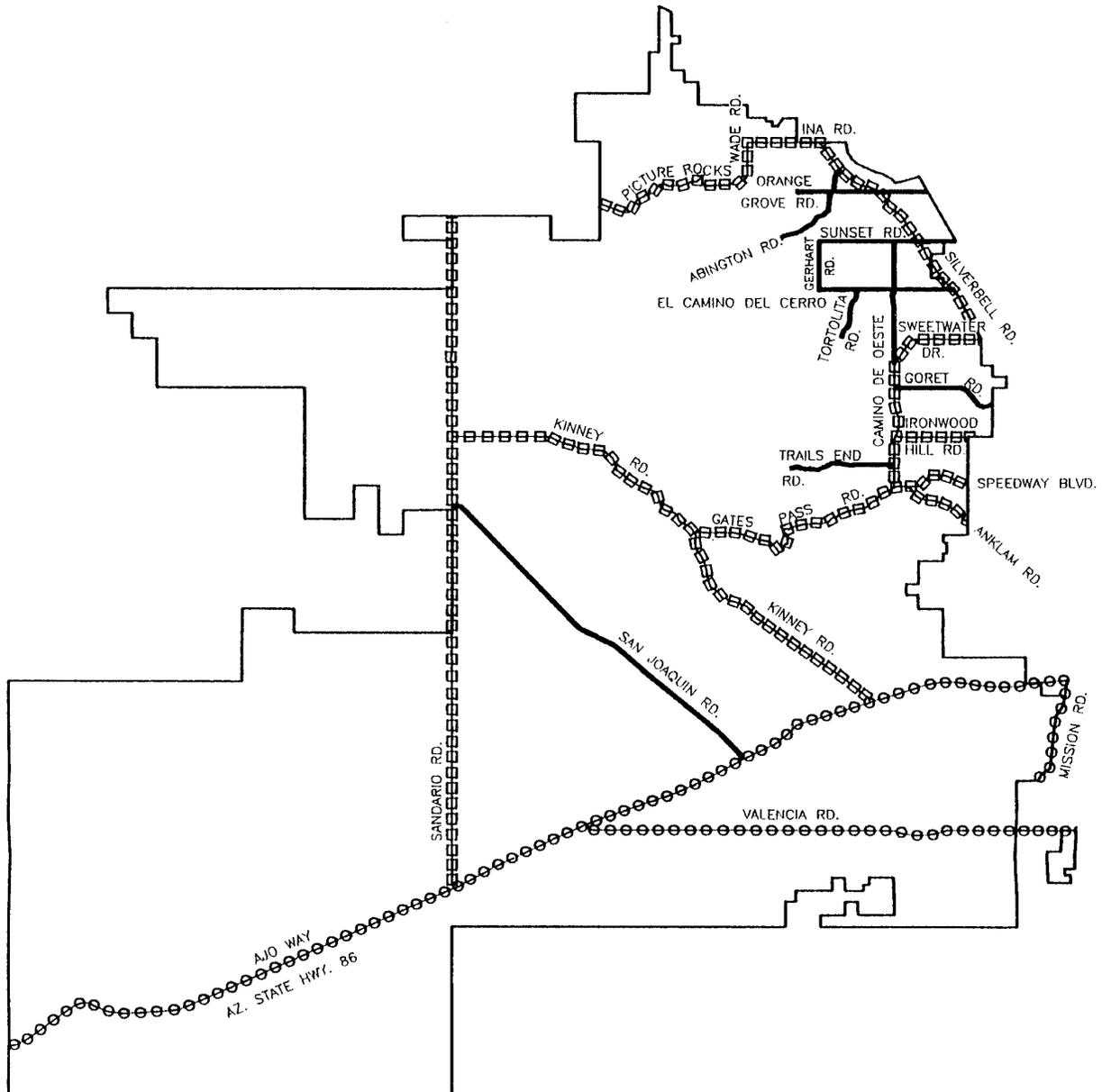
- c. The following routes located within the Tucson Mountains Subregion and currently designated as scenic routes on the Pima County *Major Streets and Routes Plan* are recommended as *scenic class 2* routes:

Scenic Class 2 Routes

Abington Road	Goret Road
Belmont/Orange Grove Road	Sunset Road
Camino del Cerro	Tortolita Road
Camino de Oeste, north of Sweetwater Dr.	
Gerhart Road	

- d. In addition to routes reclassified in accordance with policies a., b. or c. above, the following routes are recommended for scenic designation by *PCCP* policy and are reclassified as follows:

San Joaquin Road, between Sandario and Valencia Roads: Scenic Class 2
Speedway Road, west of the City limits: Scenic Class 1
Trails End Road: Scenic Class 2



TUCSON MOUNTAINS SUBREGION

Figure 3: RECOMMENDED SCENIC and GATEWAY ROUTES

- Scenic Class 1 - - - - -
- Scenic Class 2 _____
- Gateway ······

- e. Upon annexation, these routes shall be designated on an interim basis on the City of Tucson *Major Streets and Routes Plan*, pending public review and subsequent *MS&R Plan* amendment process.
- f. Based on public review and the subsequent *MS&R Plan* amendment process, development along *scenic class 1*, *scenic class 2*, and *gateway* routes as shown on the *Tucson Mountains Subregional Plan* map shall be in accordance with Section 2.8.2 (Scenic Corridor Zone) and Section 2.8.4 (Gateway Corridor Zone).

D. PUBLIC SERVICES AND FACILITIES:

Intent

To varying degrees, depending on the type of project and intensity of use, development puts demands on public services and infrastructure. The policies within this section supplement regulations in various sections of the City of Tucson Code and Development Standards or, in the case of wastewater policies, address infrastructure improvements that are the purview of Pima County Wastewater Management.

The purpose of these policies is to ensure that the direct and indirect impacts of development will be considered during the rezoning process.

1. Transportation

POLICIES

- a. An application for a rezoning that proposes 100 units or more shall complete a Services Impact Report, Development Standard 1-07.0. Parameters and the extent of the transportation impact studies shall be established on a case-by-case basis by the City of Tucson Transportation Department.
- b. City of Tucson standards for roadway design may be modified by the Mayor and Council if the design provides substantial environmental protection and meets minimum safety standards.
- c. A rezoning or planned area development which generates traffic demands in excess of level of Service D for the affected roadways shall not be approved unless concurrent improvements are funded and scheduled.
- d. Developers shall provide bikeway facilities in conjunction with all types of development when determined appropriate by the City of Tucson Department of Transportation.

- e. Where appropriate, bike facilities within developments shall connect to routes shown on the *Bicycling: PAG Regional Plan* (February 1993), or to routes within adjacent developments, particularly when the adjacent development connects to the regional bikeway plan system.

2. Wastewater

POLICIES

- a. Sewer Line Infrastructure:
 - 1) All nonresidential development and residential development at densities of 1.0 residences per acre or greater shall be connected to the public system in a manner acceptable to Pima County Wastewater Management Department (PCWWMD).
 - 2) The PCWWMD reserves the right to determine the ownership classification of all new interior/on-site sewage collection systems.
 - 3) Sewer line easements and rights-of-way may be located within areas designated as natural open space provided that alternative routes are not feasible from an engineering or economic standpoint. These new sewer alignments shall require the approval of PCWWMD, City of Tucson Department of Transportation, and PCDOTFCD. The area contained within these sewer line easements or rights-of-way may not be included in the computation of natural open space but may be credited toward fulfillment of functional open space requirements of the density range on an acre-by-acre basis.
 - 4) Sewer construction plans shall require the contractor to revegetate disturbed areas. A plan for the revegetation of these disturbed open space areas shall be established during the review of the associated tentative plat or development plan.
 - 5) All sewer lines and other wastewater transporting facilities within the development shall be paid for with private funds.
 - 6) Installation of all utilities and infrastructure shall be phased to coincide with development of individual subdivisions and shall be sized generally to accommodate future needs.
- b. Sewage Treatment Facilities:
 - 1) All new wastewater treatment/reclamation facilities shall be public.
 - 2) All new wastewater treatment facilities shall be financed by all parties, persons and/or landholders who either benefit from the improvements or who have created the need for their installation.
- c. Solid Waste:
 - 1) The creation of additional solid waste facilities and sites shall be subject to the review and approval of the City of Tucson. All solid waste facilities shall be publicly owned and operated.
 - 2) The City of Tucson reserves the right to designate and require the dedication of any site suitable for a solid waste transfer station and/or landfill.

3. Flood Control

POLICIES

- a. Washes with a base flood peak discharge equal to or greater than 100 cfs shall be evaluated in the rezoning site analysis and during the development process for maintenance of natural conditions and preservation of existing riparian habitat. Opportunities for transferring densities to other areas of the property in order to preserve habitat shall also be described during the development process.
- b. Flood control planning and design shall be administered on an area-wide basis, and shall be compatible with applicable City or County masterplans. Drainage improvements shall be consistent with the overall character of the area and shall neither create or worsen existing drainage problems.
- c. Road crossings of washes identified for preservation shall be designed to cross the floodplain with only minor encroachment. Reducing the floodplain width may be acceptable based on site specific characteristics, including, but not limited to, achieving on-site detention requirements, or facilitating wildlife or pedestrian access.
- d. When modifications of watercourses are proposed which will result in significant reduction of over-bank storage, the City Engineer may require a study to demonstrate that the proposed encroachment will not significantly increase downstream peak flood discharges, or create adverse impact within the watershed. Regional effects shall be analyzed as necessary, and the study limit may be determined by the City Engineer.
- e. Where mitigation or restoration is required, projects shall not be considered complete until the vegetation is established and accepted by the City of Tucson Department of Transportation. If the project is considered otherwise complete, a separate and enforceable agreement to ensure completion of said requirements shall be entered into by the City of Tucson Department of Transportation and the developer.
- f. Alternatives to locating a utilities corridor parallel to, and within the floodplain of, watercourses identified for preservation shall be investigated in order to lessen the impact on riparian habitat and to avoid the costs of structural flood control works. Should the riparian habitat be affected, appropriate mitigation in an approved location shall be required.
- g. Development located in flood hazard areas which propose uses or densities consistent with urban land use intensity categories shall be designed to remove the area from flooding hazards.

- h. When public or private development is planned for a parcel or parcels equal to or greater than 80 acres, a sub-basin management study may be required, at the discretion of the City Engineer. The scope of work shall be determined by the City Engineer and shall include, at a minimum, an evaluation of the existing and post-development watershed conditions.

4. Schools

POLICIES

- a. The siting of new public schools shall be made by the affected school district in conjunction with the review of rezonings to ensure that adequate and appropriate land is available for public school sites according to current school district criteria. In the case of planned area developments, the City may assist the school district in identification and provision of school sites.
- b. School Impact - An application for a rezoning or Planned area development that proposes 100 units or more shall be accompanied by a school impact analysis. The impact analysis shall be distributed to the applicable school district prior to the rezoning public hearing. A school impact analysis shall consist of a breakdown of additional students (elementary, junior, senior high), and an estimate of additions to the school district tax base.

PART II. SPECIAL AREA PLAN POLICIES

1-00 PLANNED DEVELOPMENT SPECIAL AREAS

1-01 Ajo Highway South

Location: T14, R13, Section 32 and portions of Sections 33.

Description: Unified ownership; large parcel size; sensitive location and topography. The special area overlays Low Intensity Urban (LIU) 3.0 with restricted maximum density and special development standards and incentives.

POLICIES

- A. Overall maximum density on this property shall be 1 RAC. The overall density allowance may be increased to 1.5 RAC provided that, at the time of rezoning, a comprehensive development plan incorporating at least 48 acres of PI use is a conditional part of the rezoning. The recording of a final plat for the residential uses at 1.5 RAC may be approved only after the recording of a final plat for the PI uses.
- B. Densities are transferable from, but no physical development shall be permitted in, that portion located north of Ajo Highway (State Route 86). At the time of rezoning approval, this area shall be dedicated to Pima County for inclusion into Tucson Mountain Park.
- C. No physical development shall occur on that portion of the property south of Ajo Highway to the first restricted ridge on the western two-thirds of the property.
- D. The peaks and ridges indicated on the property shall be left in a natural state.
- E. Sufficient recreational space, in accordance with subregional policies and further determined by the City of Tucson Parks and Recreation Department, shall be provided for use by residents of this development.
- F. P-I (Park Industrial) uses, support commercial and offices are acceptable provided that they shall occupy no more than 15 percent of the total area of the parcel and that commercial uses shall occupy no more than three percent of the total area of the parcel.
- G. Access from Ajo Highway shall be limited to one ingress/egress point.
- H. Development shall be concentrated in the center of the property and the property itself shall buffer adjacent development.
- I. All washes shall be maintained in their natural states.
- J. Slopes greater than 15 percent shall be maintained in their natural states.

1-08 Kinney and Ajo Regional Activity Center

Location: T14, R12, portion of Section 36; T14, R13, portion of Section 31.

Description: Unified ownership; large parcel size; special development standards and design incentives.

POLICIES

- A. Areas within this Regional Activity Center (REAC) not currently zoned commercial shall be developed for office and other non-retail uses, including apartments. *No additional commercial zoning shall be granted;*
- B. No additional access from Sheridan Avenue for higher density residential or nonresidential uses shall be allowed. Development shall be encouraged to promote internal circulation; and
- C. One-story office buildings oriented to the south or accessory parking for the regional shopping center are acceptable on the property adjacent to the Boy Scouts of America (BSA), provided that such development meets the landscape, border and screening requirements of Division 7 of the Tucson *Land Use Code*, Landscaping and Screening Regulations.

1-09 Kinney Road, South of Tucson Estates

Location: T14, R12, portion of Section 26.

Description: Unified ownership; large parcel size; overlays LIU 1.2; special development standards (buffering of Boy Scouts of America property).

POLICIES

Due to large size and single ownership by the University of Arizona Board of Regents, a rezoning request shall conform with the following minimum requirements:

- A. Development adjacent to Boy Scouts of America (BSA) property shall be single-story oriented away from the BSA property and shall meet the landscape border and screening requirements of Division 7 of the Tucson *Land Use Code*, Landscaping and Screening Regulations;
- B. Sufficient recreation and useable open space shall be provided for use by residents of this development, as determined by the City of Tucson Parks and Recreation Department; and
- C. A single site analysis shall be conducted and a single site plan shall be developed for this entire property. Such site plan shall be binding on the property, regardless of ownership. Such site plan shall apply whether the property is rezoned in whole or in part and shall be made a condition of rezoning.

2-00 SITE DESIGN SPECIAL AREAS

2-01 Ajo Corridor/Western Gateway

Location: T15, R12, portions of sections 7, 8, 18, 4 & 9;
T15, R11, portions of sections 12 & 13.

Description: These policies are intended to promote the “western gateway concept,” encourage appropriate planned nodal development along the Ajo corridor, especially in the vicinity of Ryan Airfield; preserve scenic quality; and mitigate the negative impacts of large planned industrial areas (within the Ryan Airfield influence area).

POLICIES

- A. The gateway area in the vicinity of the Ryan Airfield shall accommodate support businesses for the airport and shall have design standards which will incorporate an airport/ aviation/industrial theme;
- B. Site planning and design of industrial and support businesses within this special area shall be designed to promote internal circulation and minimum curb cuts and/or strip commercial;
- C. Landscaping shall promote preservation of natural vegetation and application of xeriscape concepts in landscape design;
- D. Areas to remain natural in this gateway corridor area shall be supplementally planted with plant materials natural to this area and broadcast with desert wildflower seed mix for an area of 40 feet on both sides of the right-of-way; and
- E. The area of Black Wash within this special area shall be preserved and restored as riparian habitat. All development affecting Black Wash, including public works, shall be required to preserve and restore riparian habitat, and provide opportunities for view enhancement and interpretive signage. A scenic pull-off to include an interpretation of the riparian area and a view orientation to the visible mountain ranges shall be encouraged.

3-00 NATURAL RESOURCES SPECIAL AREAS

3-03 Santa Cruz River Corridor

Location: T13, R12, portions of sections 1, 2 & 12;
T13, R13, portions of sections 6, 7, 8 & 17.

Description: High risk flood area; river park and other recreational opportunities; restriction against new residential uses.

POLICIES

- A. Due to high-risk flooding potential, land east of Silverbell Road and west of the Santa Cruz River, as shown on the Map, shall be procured by the City of Tucson for multi-purpose functions of flood control and recreation, including extension of the Santa Cruz River Park. Existing zoning is the alternative land use recommendation, subject to acceptance by the City of Tucson Department of Transportation, Floodplain Section (TDOT) of sufficient right-of-way (dedication in fee simple) to provide flood control improvements and river park public access.
- B. Property east of the Santa Cruz River is for industrial and commercial use only. Neighborhood Activity Center (NAC) designation is restricted to nonresidential uses.

3-05 Trail Access, Rural Equestrian Routes, National Historic Trail

Location: Throughout the Subregion; refer to map symbols.

Description: This special area highlights selected trail access points, proposed rural equestrian routes and the conceptual route of the Juan Bautista de Anza National Historic Trail. Trail access points have been identified by public lands managers for inclusion in this Special Area. A rural equestrian trail is designated for the predominantly rural portion of the Subregion in the vicinity of Three Points and Diamond Bell. The Juan Bautista de Anza National Historic Trail is located along the Santa Cruz River. Implementation of this trail will depend on future coordination with Pima County, the San Xavier District of the Tohono O’odham Nation, and the National Park Service.

Purpose: Trail access and recreational trail linkages are priority concerns throughout the region. The identification of proposed equestrian trails, especially in rural areas experiencing increased urbanization, complements prior planning for multi-use recreational trails, as previously identified in the *Eastern Pima County Trail System Master Plan* and the City of Tucson *Parks, Recreation, Open Space and Trails (PROST) Element of the City of Tucson Comprehensive Plan*. Trail access points mapped on the Tucson Mountains Subregional Map have potential for serving trail users from throughout the region.

POLICIES

- A. If the proposed rezoning or planned area development area includes an identified trail access point, proposed rural equestrian trail, or the route of the Juan Bautista de Anza National Historic Trail, as shown in this Special Area, the applicant shall map and evaluate the impact of the rezoning/planned area development on the trail resources identified in the Special Area; and
- B. Based on the mapping and analysis requirements in Policy A. above, and as further determined by the City of Tucson Parks & Recreation Department, dedication of trail resources to be identified in this Special Area shall be required as a condition of rezoning, if determined to be essential to the intent of this Special Area.

3-06 Urban Floodplain Mitigation

Location: FEMA 100-year floodplain at Silverbell Road and Ina Road.

Description: This area is currently mapped as a FEMA 100-year floodplain. However, it is likely that as this area is developed for urban uses, precise floodplain boundaries will be determined through the rezoning process based on the submittal of more accurate information or the approval of flood control projects.

POLICY

Prior to approval of any rezoning or planned area development application within this Special Area, the boundaries of the 100-year floodplain, as it affects the subject property, shall be established by the applicant and approved by the City of Tucson Department of Transportation, Floodplain Section (TDOT). Required floodplain alterations or plans for such floodplain alterations, as approved by TDOT, shall be a condition of the rezoning. Notwithstanding the land use designation on the Land Use Plan, areas determined to be within the 100-year floodplain and which will not be removed from the 100-year floodplain through implementation of plans approved by the TDOT, shall revert to Resource Conservation. Those areas determined to be outside the 100-year floodplain or which will be outside the 100-year floodplain prior to development through implementation of plans approved by TDOT shall retain the land use designation shown on the Land Use Plan.

5-00 UNIQUE CONSTRAINTS SPECIAL AREAS

5-01 Tucson Mountains North

Location: Northern portion of the Tucson Mountains Subregion (Portions of T13, R12; T13, R13; T14, R12; T14, R13).

Description: The northern portion of the Subregion is located between urbanizing areas in the City and the public reserves of Tucson Mountain Park and Saguaro National Park, and is distinguished by rugged terrain, highly diverse vegetation, significant wildlife habitat and many riparian areas.

Purpose: The purpose of the Tucson Mountains North Special Area is to protect this special environment while planning for expected growth. To achieve this purpose, planning strategies include: 1) declining westward land use intensities; and 2) a low-density conservation area and buffer to Tucson Mountain Park and Saguaro National Park.

POLICIES

- A. All structures west of Silverbell Road shall be limited to a maximum height of 24 feet and shall be sited and landscaped to minimize negative visual impacts. All structures shall be of a color which is in context with the surrounding environment;
- B. In order to receive density transfer credits for areas designated as natural areas on the development plan, such areas shall be dedicated to and accepted by the City of Tucson as perpetual open space. In addition, the Tucson Mountains Association and property owners

within 660 feet of designated natural areas shall be nominal beneficiaries of the natural open space created;

- C. Although otherwise deemed in compliance with the Low Intensity Urban land use plan designation, SH Suburban Homestead Zone and RH Rural Homestead Zone shall not be permitted within this Special Area; and
- D. Although otherwise deemed in compliance with the provision of Major Resort Community, P-I Park Industrial and O-3 Office Zone shall not be permitted within this Special Area.

5-05 Santa Cruz River Floodplain “Island”

Location: T15, R13, portion of Section 15.

Description: Underlying land uses are Industrial (I), Low Intensity Urban (LIU), Neighborhood Activity Center (NAC); restricts new residential because of flood hazard; policies to promote reclamation of existing industrial uses.

POLICIES

- A. In an effort to limit future residential development from this floodprone area in those areas planned Low Intensity Urban, rezonings occurring on property north of Elvira Road may be viewed favorably if the rezoning is limited to a nonresidential use and sufficient buffering is provided for remaining residential areas;
- B. Southeast 1/4 of Section 15. Due to location in the 100-year floodplain of the Santa Cruz River and close proximity to industrial uses, this property shall conform with the following minimum requirements:
 - 1. No residential development including hotels, motels, and other permanent quarters; and
 - 2. Uses permitted in the I-1 and P-I Zones are acceptable. All industrial uses shall adhere to the performance standards delineated in Section 3.5.5 of the Tucson *Land Use Code*.
- C. Future development which promotes reclamation and redevelopment of the industrially zoned portion of the special area, especially for park or park/motorcross/ORV uses, shall be encouraged.

6-00 JURISDICTIONAL IMPACT SPECIAL AREAS

6-01 Tohono O’odham Boundary (San Xavier District) Special Area

Location: San Xavier District boundary adjacent to planned urban uses.

Description: In recognition of Tohono O’odham Nation boundaries, this Special Area overlays all areas planned for urban land use intensities along the Nation boundaries, including portions of the San Xavier District boundary within the Tucson Mountains Subregion. The general purpose of Special Area designation is to recognize tribal sovereignty and promote dialogue and coordination between the Nation, especially the San Xavier District, and the City of Tucson. A more specific objective is to mitigate against negative impacts of potentially incompatible urban development with setback and landscaping requirements. To address this objective, except as otherwise noted below, buffering and screening shall be provided in accordance with Division 7 of the City of Tucson *Land Use Code*, Landscaping and Screening Regulations.

POLICIES

In addition to applicable provisions in the *Land Use Code*, the following conditions shall apply:

- A. Setback Requirements and Landscape Borders:
 - 1. New residential development on parcels of 80 acres and greater shall require a 100-foot setback from the District boundaries of all structures and improvements, including and undisturbed natural desert buffer of at least 40 feet or a designed landscape border of not less than 25 feet. Where a road or utility right-of-way exists along District boundaries, setbacks will be decreased by half the existing right-of-way width, but the setback reduction shall not exceed 75 feet or affect the 25-foot minimum landscape border.
 - 2. New residential development on parcels of less than 80 acres shall adhere to all setback requirements of the applicable zoning district and, in addition, require a landscape border of not less than 10 feet.
 - 3. New nonresidential development shall adhere to all setback requirements of the applicable zoning district and, in addition, require a landscape border of not less than 10 feet.
- B. Building Height Limitations: No building shall exceed 24 feet within 100 feet from District boundaries; and
- C. Expansion of Special Area Designation: In the event future subregional plan amendments designate additional urban land use intensities along the boundary, this Special Area will be extended to include those areas and all provisions of Special Area 6-01 shall apply.

7-00 SPECIAL DEVELOPMENT AREAS

7-01 Diamond Bell Medium Intensity Rural (MIR) Special Area

Location: Diamond Bell Community

Description: This Special Area reflects Pima County CR-1 zoned subdivisions in Diamond Bell.

POLICY

Only site-built homes are allowed within this Special Area.

8-00 SPECIFIC PLANS SPECIAL AREAS

Description: Adopted specific plans provide a level of detail in addition to underlying land use categories. All provision of the specific plans shall apply within these Special Areas.

SV Star Valley Specific Plan

The designation(s) shown on the Land Use Map is a generalized translation of the planned land uses approved under the specific plan. See the adopted specific plan for details on land use categories, development standards and overall density. *The maximum number of dwelling units approved under the specific plan is 7,065.*

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GLOSSARY

ACTIVITY CENTERS: Areas of mixed uses, including commercial, office, residential, and entertainment uses which serve as a focus for a particular area such as a neighborhood, community, or region. Examples within the City of Tucson include neighborhood shopping centers, Williams Center, Tucson Mall, downtown Tucson, and the campus and surrounding commercial areas of the University of Arizona.

ADA: an acronym for the Americans with Disabilities Act. Passed in 1990, the law is designed to bring disabled Americans into the economic mainstream by assuring barrier-free access to jobs, transportation, public facilities and services.

ADT: an acronym for average daily traffic.

ARIZONA NATIVE PLANT LAW: The Arizona Native Plant Law (ARS 3-901 et seq), as amended in 1989, is intended both to protect native plants from theft and to facilitate legitimate salvage of plants which would otherwise be destroyed. The law recognizes five classes of plants, each with different rules. The categories are: highly safeguarded; salvage restricted; export restricted; salvage assessed; and harvest restricted. Protected plants under each of these categories are listed in Appendix A of the law. The Arizona Department of Agriculture is the primary enforcement agency, but any law enforcement officer in the State can also enforce the law.

ARTERIAL STREETS: Major roadways designated in *Major Streets and Routes (MS&R) Plan* which connect with other arterials or bridges to provide travel continuity throughout the city.

AVERAGE DAILY TRAFFIC: The total traffic for a calendar year divided by three hundred and sixty-five (365).

BIODIVERSITY: A new term coined from “biological diversity.” Refers to the importance of preservation of the entire biological system versus focus on a single species.

BUFFERING: The use of design elements such as masonry walls, berms, setbacks, landscaping, building heights, density transitions, and sensitively designed parking areas to mitigate the impact of more intense development on less intense adjacent land uses.

CITIZENS ADVISORY PLANNING COMMITTEE: The advisory body that assists Mayor and Council and the Planning Department in the preparation and adoption of planning policies and plans. The name of the committee was changed to “Planning Commission” in July 1995.

CLASS I HABITAT: The areas identified on the Critical and Sensitive Biological Communities Maps as Class I habitat. This category includes major extensions of riparian habitat from protected areas, mesquite bosques, deciduous riparian woodland areas, and lakes, ponds, and wetlands with adjacent plant cover.

CLASS II HABITAT: The areas identified on the Critical and Sensitive Biological Communities Maps as Class II habitat. This category includes major segments of riparian habitat not linked with protected areas, the palo-verde-saguaro Sonoran Desert community, the ironwood plant community, and lakes, ponds, and wetlands with no adjacent plant cover.

CLUSTER DEVELOPMENT: A development approach in which building lots may be reduced in size and buildings sited closer together, usually in groups or clusters, allowing the undeveloped land to be preserved as open space.

DEDICATION: A gift or donation to another person or entity. In the context of land development and regulation, this term refers to the practice of requiring the donation of school and park sites, and rights-of-way for roads and public hiking or equestrian trails as a condition of rezoning approval.

DENSITY: The number of dwelling units or residences per acre (RAC).

DESERT BELTS: An interconnected, regional open space network utilizing natural desert washes and floodplains. The intent of a desert belt is to create a natural “edge” to urban development as a transition to more rural development, and to provide wildlife and trails connections between public resource management units.

DESIGN COMPATIBILITY REPORT (DCR): A type of site analysis required for rezonings which are located within certain area or neighborhood plan areas, generally within the urbanized areas of the City. The DCR contains specific design criteria to ensure design compatibility with existing development, particularly residential development.

DEVELOPMENT REVIEW BOARD: A group of citizens appointed by Mayor and Council, the Development Review Board reviews proposed buildings, structures, landscaping, design features, and development plans as listed in Section 5.1.8 of the *Land Use Code*. The Board also provides recommendations to the Board of Adjustment on variance requests and reviews appeals in several overlay zones.

DEVELOPMENT STANDARDS: A comprehensive set of design principals, criteria, and specifications which describe the manner in which development of land and related improvements within the City of Tucson are to be accomplished. These standards, established by Administrative Directive by the City Manager, supplement regulations in the *Land Use Code* and Subdivision Regulations, as well as other applicable sections of the City Code, such as transportation, public safety, solid waste disposal, and water utility.

ENVIRONMENTAL RESOURCE REPORT: A type of site analysis required for rezonings within certain adopted plan areas, generally those which include sensitive topography, hydrology, or wildlife areas, or that are within one (1) mile of a public preserve.

FEMA (Federal Emergency Management Agency) 100-Year Floodplain: The area, as mapped by FEMA, which would be covered by the 100-year flood. The 100-year flood is defined as an event which has a one percent chance of occurring in any given year.

GATEWAY ROUTE: A special route designated on the City of Tucson *Major Streets & Routes (MS&R) Plan* map. A gateway route is generally a regional corridor identified for future street improvements and used regularly by a large number of visitors and residents to reach major employment areas, shopping centers, and recreational areas. There are special development criteria for gateway routes and a review process that includes the Development Review Board.

GROSS RESIDENTIAL DENSITY: The average number of residential units per acre calculated for an entire project site.

HILLSIDE DEVELOPMENT ZONE: A City of Tucson Land Use Code ordinance (Section 2.8.1) which regulates development on hillside terrain, including mapped protected peaks and ridges and slopes of 15 percent or greater. The purpose of the ordinance is to protect public health, safety, and welfare by reducing water runoff and soil erosion and to preserve scenic quality through the retention of dominant peaks and ridges in their natural state.

INFRASTRUCTURE: Basic facilities, usually built and operated by the public sector, which provide essential services to the community. These facilities include roads, wastewater and water treatment plants, sewer and water conveyance systems, libraries, police stations, and other public facilities.

LAND USE INTENSITY: The level of development which is allowed to occur. Land use intensity is defined by a number of interrelated factors, for example, the type of use, percentage of open space, residential density, the transportation network and other infrastructure. The concept of land use intensity is the basis for the Subregional Land Use Map Intensity Legend.

LANDSCAPE PLAN: A graphic representation of the development site indicating the location of all existing and proposed landscape improvements to be present on the site at the completion of the construction of the project.

LANDSCAPE PRESERVATION PLAN: A policy requirement for rezoning approval if the subject property contains threatened and/or endangered plant species; plants listed in the Arizona Native Plant Law; significant wildlife habitat and corridors, or areas of riparian vegetation. The Landscape Preservation Plan encourages the in-place preservation of healthy trees and shrubs and, if preservation is not possible, successful plant salvage and relocation.

LEVEL OF SERVICE: The type and standard of services, including staffing levels, provided by particular governmental department or agency. Examples include number of police officers per 1,000 population and types of road improvement per level of traffic.

MAJOR STREETS AND ROUTES (MS&R) PLAN [CITY OF TUCSON]: A plan adopted by the Mayor and Council as a component of the circulation element of the *Tucson General Plan* which identifies the general location and size of existing and proposed freeways, arterial and collector streets, future right-of-way lines, typical intersections, and gateway and scenic routes.

MITIGATION: An attempt to avoid or lessen impacts to resources, generally accomplished through preparation of a plan to evaluate the resources and provide for their management through practices such as in-place preservation and protection, documentation, or replacement.

NATIVE VEGETATION: Plants that are indigenous to the site and to areas contiguous to the site.

NATURAL GRADE: The topographic configuration of land, graphically represented by contour lines, prior to any grading or other human disturbance.

NATURAL LANDSCAPING: Establishment of plant types and densities similar to what currently exists on an undisturbed site or to what exists under similar topographic and soil conditions on a disturbed site.

NATURAL PARK (or PARKLANDS): A park containing large areas of undisturbed open space, generally with high natural resource value, such as rugged terrain, natural watercourses, geologic formations, or dense vegetative cover. Recreation uses are limited to low impact activities such as hiking, bird-watching, and nature study.

OPEN SPACE:

Cluster Open Space: Open Space, either natural or functional, provided to compensate for the lot size reductions from minimum lot size requirements or increases in overall gross density.

Common Open Space: Land area within a development, not individually owned or dedicated for public use, which is designed and intended for the common use or enjoyment of the residents of the development. Common open space may be either natural open space or functional open space.

Functional Open Space: Open space that is a designed element of a development, and has a described and planned use as an amenity for the direct benefit of the residents of the development. Examples include landscaped areas, nature trails, playgrounds, picnic areas, recreational facilities, and golf courses. Man-made impervious surfaces shall not exceed three percent of the area designated as functional open space.

Natural Open Space: Any area of land, essentially unimproved and not occupied by structures or man-made impervious surfaces, that is set aside, dedicated or reserved in perpetuity for public or private enjoyment as a preservation or conservation area.

Open Space System: a comprehensive network comprised of existing and planned public parks and preserves, river parks, protected floodplain and wildlife habitat, desert belts, and natural and cultural landmarks.

Public Open Space: Open space owned by a public agency, such as the City of Tucson Department of Parks and Recreation, and maintained by it for the use and enjoyment of the general public.

OPEN SPACE COMMITTEE REPORT: Also known as The Findings of the Pima County Open Space Committee, May 1988.

OVERLAY ZONES: A mapped area that has special requirements in addition to those of the underlying zoning designation. Development within the overlay zone boundaries must conform to the requirements of both the underlying zone and the overlay.

PARKLANDS: See NATURAL PARK

PLANNED LAND USE: Land use designations recommended for future development as shown on the subregional Land Use Map.

PLAT: A geographic representation of a subdivision which can be further described as a tentative plat, final plat, or a recorded plat.

PRELIMINARY DEVELOPMENT PLAN: Since 1974, a required part of a rezoning application in the City of Tucson. The Preliminary Development Plan provides a public record of the proposed land use for which the rezoning is sought. Although conceptual in nature, the plan contains appropriate and sufficient information for the public, staff, the Zoning Examiner, and the Mayor and Council to adequately assess impacts of the proposed development.

PROTECTED PEAK OR RIDGE: A peak or ridge identified by Mayor and Council to be visually significant and important to the image and economy of the City. These designated peaks and ridges are shown on the Zoning Maps.

RAC: An acronym for residences per acre (per 43,560 square feet of land area).

REGIONAL BIKEWAY PLAN: Refers to Bicycling: PAG Regional Plan prepared by Pima Association of Governments, Transportation Planning Division, February 1993. This regional plan was adopted by the Regional Council as a component of the *Comprehensive Plan* for Transportation in the Tucson Region.

REGIONAL TRAIL SYSTEM: A planned trail system for Eastern Pima County consisting of primary trails such as riverparks, connector trails which connect primary trails to each other or to public lands, and local trails. The system is illustrated in the Pima County Trail System Master Plan and the *City of Tucson Parks, Recreation, Open Space and Trails System Conceptual Map (PROST)*.

REPATRIATION: In the context of preservation of archaeological resources and traditional cultural properties, this term refers to the return to Native American groups of artifacts, human remains, sacred objects and objects of cultural patrimony that may be uncovered during archaeological excavation or subsequent development.

REZONING: Process by which property owners seek to change the zoning of their land to allow uses or densities not possible through existing zoning. Rezoning requests require public hearings before the Zoning Examiner. Mayor and Council make the final decision to grant or deny requests.

RIPARIAN: The name of an ecological community occurring in or adjacent to a drainage and/or its floodplain, and which is further characterized by species and/or life forms different from those of the immediately surrounding areas due to an increase in moisture and different soil conditions.

SCENIC ROUTE: A special route designated on the City of Tucson *Major Streets & Routes (MS&R) Plan* map because of special features to be preserved or enhanced during development. A scenic route leads to recreation areas or is driven for its own enjoyment and generally provides scenic vistas, conforms to the natural topography, and has significant native vegetation, geologic formations, archaeological, historic, or cultural features.

SCENIC CLASS 1: A special route shown on the Subregional Plan map that meets City *MS&R* criteria for scenic designation.

SCENIC CLASS 2: A special route shown on the Subregional Plan map that is designated as a scenic route on the Pima County *MS&R* Plan but does not meet City *MS&R* criteria for scenic designation.

SERVICES IMPACT REPORT: A requirement of rezoning applications when the “Early Ordinance” option is chosen. The Services Impact Report (Development Standard 1-07.0) allows the applicant to determine the proposed project’s demand on public services.

SITE ANALYSIS: An inventory and assessment of natural and cultural site features intended to promote development that is responsive to site constraints and opportunities.

SPECIAL AREA: A designation appearing on the subregional Land Use Map identifying areas having unique characteristics or qualities.

SPECIFIC PLAN: A zoning document adopted in accordance with applicable City or County Code provisions that includes text, maps, and other exhibits regulating land use and development within a special area.

ZONING: The districting of property into specific categories which allow defined activities. Appropriate zoning categories are determined by compatibility of surrounding land uses, environmental stability, and potential for use.