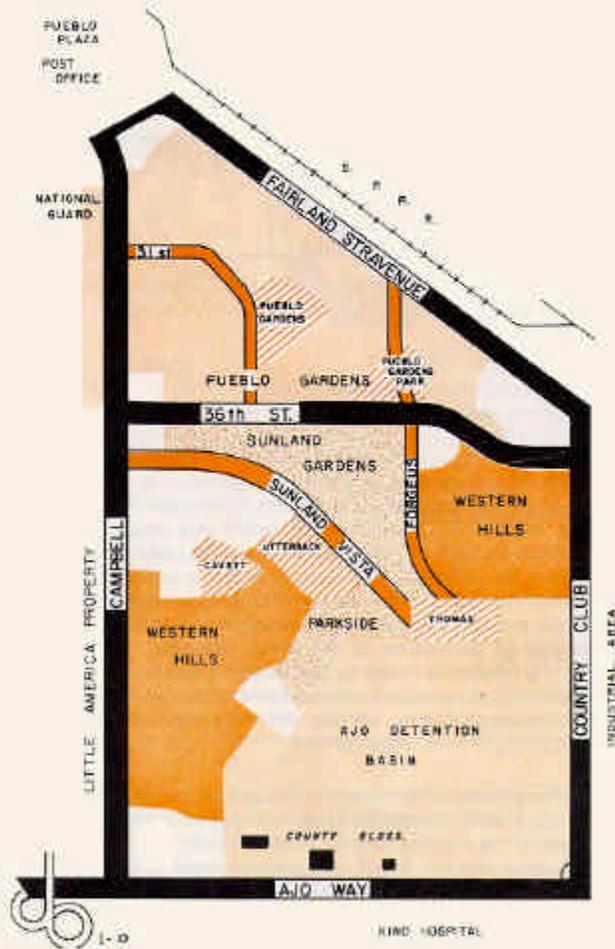


WESTERN
HILLS /
PUEBLO — SUNLAND
GARDENS
NEIGHBORHOOD PLAN



planning
department

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I Formal Action

Mayor and Council - September 25, 1978 - Resolution #10628 (Adoption)
April 20, 1981 - Resolution #11486 (Amendment)
May 14, 1987 - Resolution #13996 (Amendment)
July 1, 2002 – Resolution #19280 (Amendment)

Hearings: Mayor and Council - September 25, 1978
March 23, 1981
April 13, 1987
July 1, 2002

Citizens Advisory Planning Committee - April 15 & 16, 1978
February 3 & 4, 1981
March 4, 1987
Planning Commission - June 5, 2002

II Profile/Related Plans

This plan area is bounded on the north by the Southern Pacific Railroad, on the east by Country Club Road, on the south by Ajo Way, and on the west by Martin and Campbell Avenues. This area includes five residential subdivisions - Pueblo Gardens, Sunland Gardens, Western Hills #1 and #2, and Parkside - which provide the focus of the plan. The plan area is approximately 1.4 square miles. This area is contained in the *Airport Environs Plan* and a portion is within the *Kino Area Plan*.

III Purpose

In 1976, the Mayor and Council initiated a demonstration program for housing rehabilitation within the Pueblo Gardens area utilizing Housing and Community Development Act Block Grant funds. This neighborhood *Plan* was developed in order to provide development guidelines for the area prior to the initiation of specific redevelopment projects and the expenditure of Block Grant funds.

IV Adopted Policies and Recommendations

A. SITE IMPROVEMENTS

Goals

1. To improve neighborhood street lighting within the Western Hills/Sunland Gardens areas for crime prevention, traffic safety, and housing rehabilitation stimulus reasons.
2. To improve sewer and water facilities for the plan area.

Western Hills/Pueblo-Sunland Gardens Neighborhood Plan

Recommendations

1. A public improvement district approach should be aggressively pursued by the neighborhood property owners in the short run.

Failing this option, the area should explore being targeted for whatever federal assistance is available to make neighborhood level improvements such as street lighting.

2. The 36th Street Sewer Trunk Line should be given priority consideration for City Capital Improvements funding.

B. LAND USE

Goals

1. To take advantage of the efficiency in developing new housing where parks, schools, shopping, bus line, and other neighborhood facilities and services already exist.
2. To provide different types of housing opportunities such as apartments to meet the needs of the elderly and other groups.
3. To provide revitalization stimulus to the area with new developments.
4. To more efficiently use the existing vacant residentially zoned properties.
5. To provide additional neighborhood shopping opportunities.

Recommendations

1. The site at 36th Street and Forgeus should be rezoned to apartment (R-3) zoning by Mayor and Council upon the acceptable request of a private developer.
2. Allow for a mix of land uses at the northeast corner of Kino Parkway and Ajo Way (See Land Use Consideration Map), if the proposed uses are in conformance with the criteria listed below.
 - a) Prior to nonresidential rezoning approval, proposed site design is to demonstrate that the south and north bound traffic lanes on the Kino Parkway ramp are safe, accessible, and maneuverable for large commercial vehicles, such as but not limited to semi-tractor trailers servicing or delivering to this site using the Kino Parkway ramp entrance.

- b) All structures should be limited to 36 feet in height, and should be comparable in building mass and setbacks with the adjacent Pima County Government Complex.
- c) All primary activity should occur within enclosed buildings, with vehicle bay doors on north building elevations. Outdoor open storage should not be permitted.
- d) The embellished landscape buffer along the south, east, west and north property lines should be comparable in depth, and match the density of trees, plants, shrubs and groundcover materials as established by the Pima County Government Complex along Ajo Way.
- e) All noise-generating uses, including but not limited to trash enclosures, loading zones, and outdoor mechanical equipment, should be appropriately screened and located a minimum of 50 feet from the east and north property lines.

The development is to be compatible with existing nonresidential development along Ajo Way and provide appropriate screening and buffering to protect the residential neighborhood to the north. See *Kino Area Plan*, Commercial policy 1.g., and Industrial Policy 6.

(July 1, 2002, Resolution #19280, WH/P-SG, Repealed existing Land Use Recommendation 2 and added new Land Use Recommendation 2).

- 3. The sites at Campbell Avenue and Silverlake Road be rezoned for park industrial uses (P-I) with a 30-foot height limit upon the acceptable request of a private developer.

(April 20, 1981, Resolution #11486, WH/P-SGNP Land Use Recommendation 3).

- 4. Allow for higher density residential, community commercial, or light industrial uses at the corner of Fairland Stravenue and Country Club Road. Compatibility of these more intensive uses with existing residential uses should be ensured by utilizing performance standards and design elements such as restricted hours of operation; screened or covered storage areas; setbacks; primary vehicular access from a major street; visual screening of the proposed development, especially parking areas; noise buffers; air pollution controls and a transition of building heights compatible with existing residential uses. The maximum building height should be 30 feet.

(May 14, 1987, Resolution #13996, WH/P-SGNP Land Use Recommendation 4.)

Western Hills/Pueblo-Sunland Gardens Neighborhood Plan

C. CIRCULATION

Goals

1. To reduce through traffic on neighborhood streets.
2. To reduce local traffic hazards related to 36th Street.
3. To provide improved bus service in the plan area.

Recommendations

1. The City should pursue the development of a substitution route to replace the I-710 facility. Citizen participation in this process is strongly encouraged.
2. Utilization of the Campbell Avenue right-of-way for sewer and roadway improvements should be coordinated and a limited access frontage road considered.

D. COMMUNITY FACILITIES

Goal

1. To improve social and recreational opportunities for all groups in the plan area.

Recommendation

1. Explore with the Boys Club of Tucson the proposal to jointly develop a community-wide facility at 36th Street and Campbell Avenue. At no time should the City be responsible for operation or maintenance costs of such a facility.

E. HOUSING

Goals

1. To improve existing housing conditions in the community.
2. To reserve moderate income housing to meet city-wide needs.
3. To stabilize and improve housing values in the plan area.

Recommendation

1. The City and the Pueblo Gardens community should proceed with the Neighborhood Housing Services program. The Neighborhood Housing Services

program might be considered for the Western Hills/Sunland Gardens area in the future given a successful experience in Pueblo Gardens.

F. PARKS AND RECREATION

Goals

1. To improve outdoor recreational opportunities for the community.
2. To provide an attractive and compatible environment surrounding the residential area.

Recommendations

1. The City should support development of the Wet Park given neighborhood concerns with potential noise, pests and odors are adequately addressed. A neighborhood linkage to the Wet Park, probably through Thomas Park, should be part of the final development plan.
2. The adventure park proposal should be delayed until stronger community-wide support is generated.
3. Pedestrian crossings of 36th Street should be encouraged at regulated intersections or crosswalks through education programs, signing, defining of pedestrian ways, and the siting of new development.
4. The unpaved portions of Fairland Stravenue and Silverlake Road should be provided interim paving. Appropriate parking, signing, dust control, and traffic control measures should be coordinated with the interim paving.
5. The Pueblo Gardens Route 2 bus loop should be replaced with a two-way system.

WESTERN HILLS / PUEBLO - SUNLAND GARDENS NEIGHBORHOOD PLAN

Land Use Consideration

