"A" MOUNTAIN NEIGHBORHOOD PLAN

I Formal Action

Mayor and Council -   June 28, 1976 - Resolution #9882 (Adoption)
                                December 21, 1981 - Resolution #11702 (Amendment)
                                July 5, 1983 - Resolution #12340 (Amendment)
                                March 11, 1985 - Resolution #13069 (Amendment)
                                March 24, 1986 - Resolution #13562 (Amendment)
                                January 9, 1989 - Resolution #14763 (Amendment)

Hearings: Mayor and Council -   June 28, 1976
                                       December 21, 1981
                                       July 5, 1983
                                       March 11, 1985
                                       March 24, 1986
                                       January 9, 1989
             Citizens Advisory Planning Committee -   March 31, 1976
                                                            April 7, 1976
                                                            November 18, 1981
                                                            May 3 & 4, 1983
                                                            February 6, 1985
                                                            March 5, 1986
                                                            December 7, 1988

II Profile/Related Plans

The "A" Mountain Plan area is bounded by 22nd Street on the north, South Mission Road on the east, 36th Street on the south and La Cholla Boulevard on the west. The plan area totals .85 square mile and is surrounded by the *Santa Cruz Area Plan* to the north and east and by the *Tumamoc Area Plan* to the north, east, and south.

III Purpose

The purpose of the *"A" Mountain Neighborhood Plan* is to promote inner city revitalization. The primary objectives of the *Plan* are to: l) improve neighborhood conditions for existing residents, 2) preserve the desirable characteristics of the neighborhood, and 3) offer incentives to attract new residential development.

IV Adopted Policies and Recommendations

A. LAND USE

The Land Use Section of the *"A" Mountain Neighborhood Plan* has two basic objectives - to preserve the "rural residential" character of the area and to set the physical stage for residentially oriented development.

To accomplish these objectives, the following policies and specific recommendations are made:

Residential

-      West of San Jose Drive and north of the 33rd Street Wash, the residential land use should be low density. Under existing zoning regulations, this should be translated as R-1. Medium-density land uses, translated as R-2, would also be appropriate in this area for the expressed purpose of providing housing for the elderly conditioned on the following site criteria being met:

1.   Minimum lot size - 2 acres.

2.   Minimum lot area per unit - 3,000 square feet.

3.   Single-story structures.

4.   Appropriate buffering and landscaping to mitigate any impacts on surrounding single-family residences.

(January 9, 1989, Resolution #14763; *AMNP* residential policy, paragraph 1)

-      East of San Jose Drive and south of 33rd Street Wash, the residential land use should be a mixture of low and medium densities. Under existing zoning, this should be translated to R-1 and R-2. Rezoning requests from R-1 to R-2 should be considered conditioned on a proposed mix of low and medium density residential development.

-      Mobile home uses should be restricted to existing MH zoned property. The only exception should be a favorable consideration of MH rezoning for the R-2 parcel on Mission Road now illegally in mobile home use. This rezoning should be subject to screening the periphery of the development.

-      Residential development should be clustered whenever possible to reflect slope, drainage, natural vegetation, and general design considerations of view and neighborhood scale.

Commercial

- Commercial uses should be limited to the existing neighborhood convenience facilities, a small neighborhood office center near the intersection of San Marcos Boulevard and Mission Road, and a neighborhood shopping site at Mission Road and 36th Street, which allows for commercial uses, provided these uses are developed at a neighborhood scale and provide local services.

(December 21, 1981, Resolution #11702; March 24, 1986, Resolution #13562; *AMNP* Commercial Policy, paragraph 1)

- A neighborhood commercial node should be encouraged at the intersection of Silverlake Road with Mission Road which includes property bounded by the easterly alignment of San Juan Trail, the new alignment of Mission Road, and the King Avenue loop to Mission Road, and San Antonio Drive.

(March 11, 1985, Resolution #13069, *AMNP*, Commercial Policy, paragraph 2)

Industrial

- Industrial uses should not be allowed in the neighborhood.

Public

- A suitable elementary school site should be purchased or optioned in the area by District #1. A site at San Marcos Boulevard and San Jacinto Drive is recommended.

Resubdivision

- Owner initiated resubdivision of the undeveloped grid plats should be promoted through vacation at no cost to the owner or owners existing right-of-ways, waiving resubdivision fees, and aiding in the technical aspects of replatting.

Rescinding of Conditional Rezoning Ordinances

- Ordinance Nos. 3076 and 3077 should be rescinded.

Cholla Wash Improvement

- As much as possible, improvement of the Cholla Wash should include the preservation and addition of natural vegetation. Treatment of the Cholla Wash should also minimize the use of concrete in order to leave the improvement compatible with residential development.

B. CIRCULATION

Circulation objectives are to improve in a coordinated manner neighborhood access to other parts of the community and to improve the neighborhoods' interior circulation within a residential setting.

To accomplish these objectives, the following policies and specific recommendations are made:

[NOTE: Paragraph 1 deleted by Resolution #12340 on July 5, 1983.]

- Until 22nd Street is connected, San Marcos Boulevard should serve area through traffic.

- Other interior streets, with the exception of San Juan Trail, should be for neighborhood access only.

- Public access should be provided for lots now without public frontage west of Mistletoe Circle.

- Improved public access should be provided for the Pitiquito subdivision in coordination with adjacent subdivision activity.

- Existing roadway crossings of major drainage paths in the area should be reduced. Future crossings especially of the 33rd Street Wash should also be severely limited.

- A pedestrian and bikeway spine should be developed along San Marcos Boulevard linking the "A" Mountain multipurpose center, Cholla High School, Vista Del Pueblo Park, the recommended elementary school site, and the proposed Santa Cruz Linear Park.
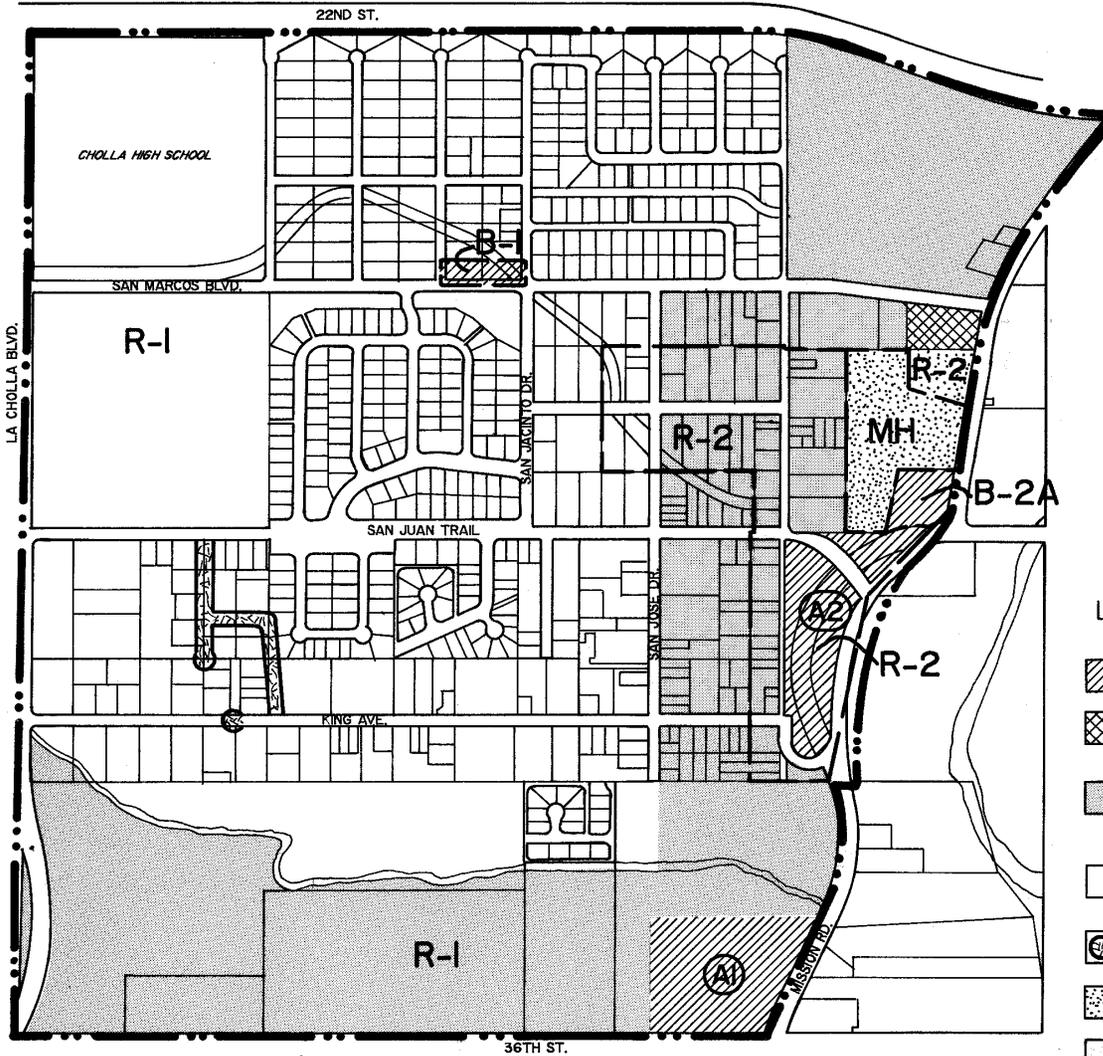
22ND ST.

CHOLLA HIGH SCHOOL

B-1

SAN MARCOS BLVD.

R-1

LA CHOLLA BLVD.

SAN JACINTO DR.

R-2

MH

B-2A

SAN JUAN TRAIL

SAN JOSE DR.

A2

R-2

KING AVE.

R-1

MISSION RD.

A1

36TH ST.

"A" Mountain Neighborhood Plan

N

0   400   800' ft.
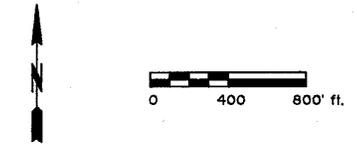
Legend

Neighborhood Business

Office

Medium & Low Density Residential (R-I, R-2)

Low Density Residential (R-I)

Streets & Cul-de-sacs

Mobile Homes

R-I   Existing Zoning

Plan Boundary

(A1) Amendment (December 21, 1981, Resolution #11702 and March 24, 1986, Resolution #13562)

(A2) Amendment (March 11, 1985, Resolution #13069)

7-89

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