



# BEAR CANYON

# NEIGHBORHOOD PLAN

**Adopted by the  
Mayor and Council  
October 9, 1984  
Resolution # 12827**

**Amended:  
March 28, 1988**

**Amended  
January 11, 1993**

**Amended  
October 23, 2018**

**planning  
department**  
City of Tucson, Arizona



## **BEAR CANYON NEIGHBORHOOD PLAN**

Prepared by the City of Tucson Planning Department  
Adopted August 6, 1984, Resolution #12827

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# BEAR CANYON NEIGHBORHOOD PLAN

CITY OF TUCSON  
PLANNING DEPARTMENT

OCTOBER 1984

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**Adopted by Mayor and Council - August 6, 1984 - Resolution 12827**  
**Re-Adopted by Mayor and Council - October 9, 1984 - Resolution 12903**

## FORMAL ACTION

Mayor and Council

August 6, 1984 - Resolution 12827 (Adoption)  
October 9, 1984 - Resolution 12903 (Re-Adoption)  
July 6, 1987 - Resolution 14089 (Amendment)  
March 28, 1988 - Resolution 14381 (Amendment)  
January 11, 1993 - Resolution 162301 (Amendment)  
March 23, 1998 - Resolution 17983 (Amendment)

## HEARINGS

Mayor and Council:

August 6, 1984  
October 9, 1984  
June 22, 1987  
July 6, 1987  
March 28, 1988  
January 11, 1993  
March 23, 1998

Citizens Advisory Planning Committee:

June 5 & 6, 1984  
May 6, 1987  
June 3, 1987  
January 20, 1988  
December 2, 1992  
February 4, 1998



**BEAR CANYON  
NEIGHBORHOOD PLAN**

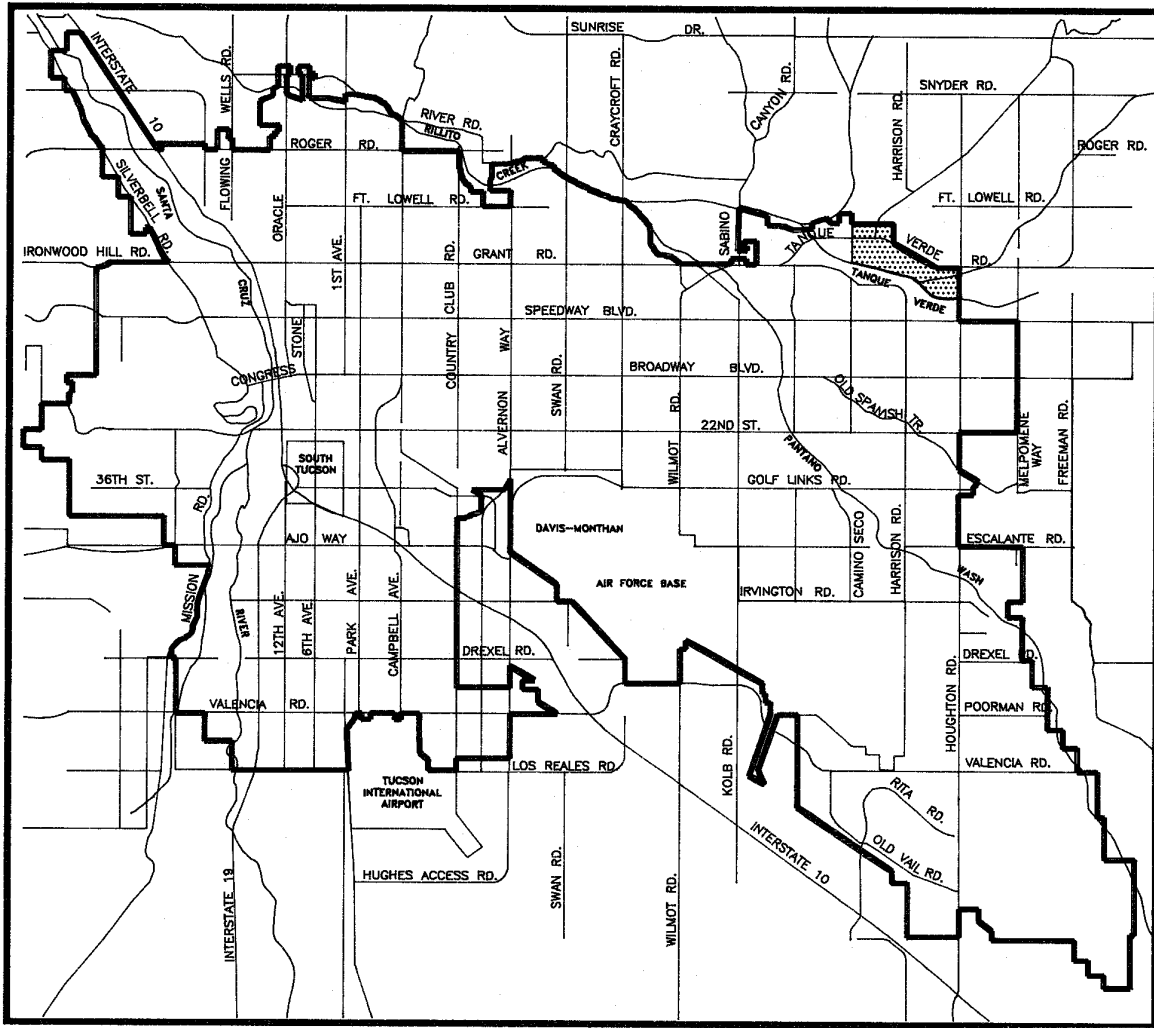
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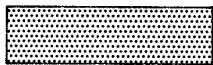
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# Bear Canyon Neighborhood Plan



## LOCATION MAP



BEAR CANYON NEIGHBORHOOD AREA

Figure 1

## INTRODUCTION

The *Bear Canyon Neighborhood Plan* is a general development plan for an area comprising approximately 925 acres, generally located north of Tanque Verde Creek, west of Houghton Road and south of Tanque Verde Road. (See Figure 1) The proposed *Neighborhood Plan* is in response to the City of Tucson's recent annexation of the area. The *Plan* is intended to perform two functions:

1. Act as a guideline for assigning original City zoning classifications.
2. Guide future development within the area.

The *Plan* area is presently characterized by low-density, suburban residential development typical of the Pima County zoning classifications of Suburban Ranch and CR-1. The population within the annexation area is estimated at 550 people.

The area is accessible via Houghton Road, which has been extended across Tanque Verde Creek in the last two years, and via Tanque Verde Road. Tanque Verde Road is proposed to be improved to four lanes in the near future. Pima County is currently studying a bridge construction project on Houghton Road at Tanque Verde Creek which will improve all-weather access to the area.<sup>1</sup>

In addition to the low-density residential uses, there is also a neighborhood shopping center established at the intersection of Tanque Verde Road and Catalina Highway. The commercial center serves not only the population within the *Plan* area, but also the low-density community in the 33-square-mile area comprising what is known as the Tanque Verde Valley.<sup>1</sup>

There are two major water courses affecting the *Plan* area. The Tanque Verde Creek forms the south boundary of the area, and the Agua Caliente Wash traverses the eastern portion of the *Plan* area to its confluence with the Tanque Verde Creek. There are significant areas of riparian vegetative communities along both of these courses. The topography is relatively flat with no significant steep slopes.

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<sup>1</sup>Since *Plan* adoption, some conditions in the area have changed, and some improvements have been completed. Consult the City Planning Department for up-to-date information.



**DEFINITIONS AND TERMS**

**Acre:** 43,560 square feet

**Arterial Street:** Streets which are identified as arterials are high-level traffic arteries serving over 12,000 vehicles per day. These streets connect with bridges, freeway interchanges, or other arterials and provide continuity throughout the City.

**Castle Rock Area:** The approximately 266-acre parcel bounded by Woodland Road, Tanque Verde Road, Tanque Verde Acres Subdivision, Jones Road, proposed Lee Memorial Park, and Tanque Verde Creek. (See Figure 2 for locations of existing subdivisions.)

**Collector Street:** These are usually shorter in length, have lower traffic volumes, from 3,000 to 12,000, and therefore fewer lanes. Their purpose is to funnel traffic from an area or neighborhood to the nearest arterial. The land uses along collectors are generally either residential or small-scale commercial neighborhood services.

**Commercial:** Retail business use or any commercial use permitted by B-1 zoning districts, or community commercial uses.

(March 28, 1988, Resolution 14381, *BCNP* Added Commercial Definition)

**Community Commercial:** Retail business uses and service uses permitted in the second most restrictive zone that do not include outside storage or display.

(March 28, 1988, Resolution 14381, *BCNP* Added Community Commercial Definition)

**Density:** The number of dwelling units per acre.

**Suburban Residential** - up to one dwelling unit per acre.

**Low-Density Residential** - one to six dwelling units per acre.

**Medium-Density Residential** - six to 16 dwelling units per acre.

**Multi-Modal Transportation System:** A system accommodating more than just automotive vehicular ways. It may also include pedestrian, bicycle, and equestrian facilities.

**Nonresidential Use:** A use which is commercial including professional office or institutional.

**Residential Uses:** Dwelling uses meant for human occupation which may be either single-family detached or multi-family in configuration.

**Strip Commercial Development:** A pattern of commercial development characterized by incremental additions of single-function businesses along a street frontage. Such developments normally have separate access points for each business, segregated parking, and lack of pedestrian linkage between individual businesses.

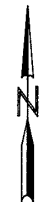
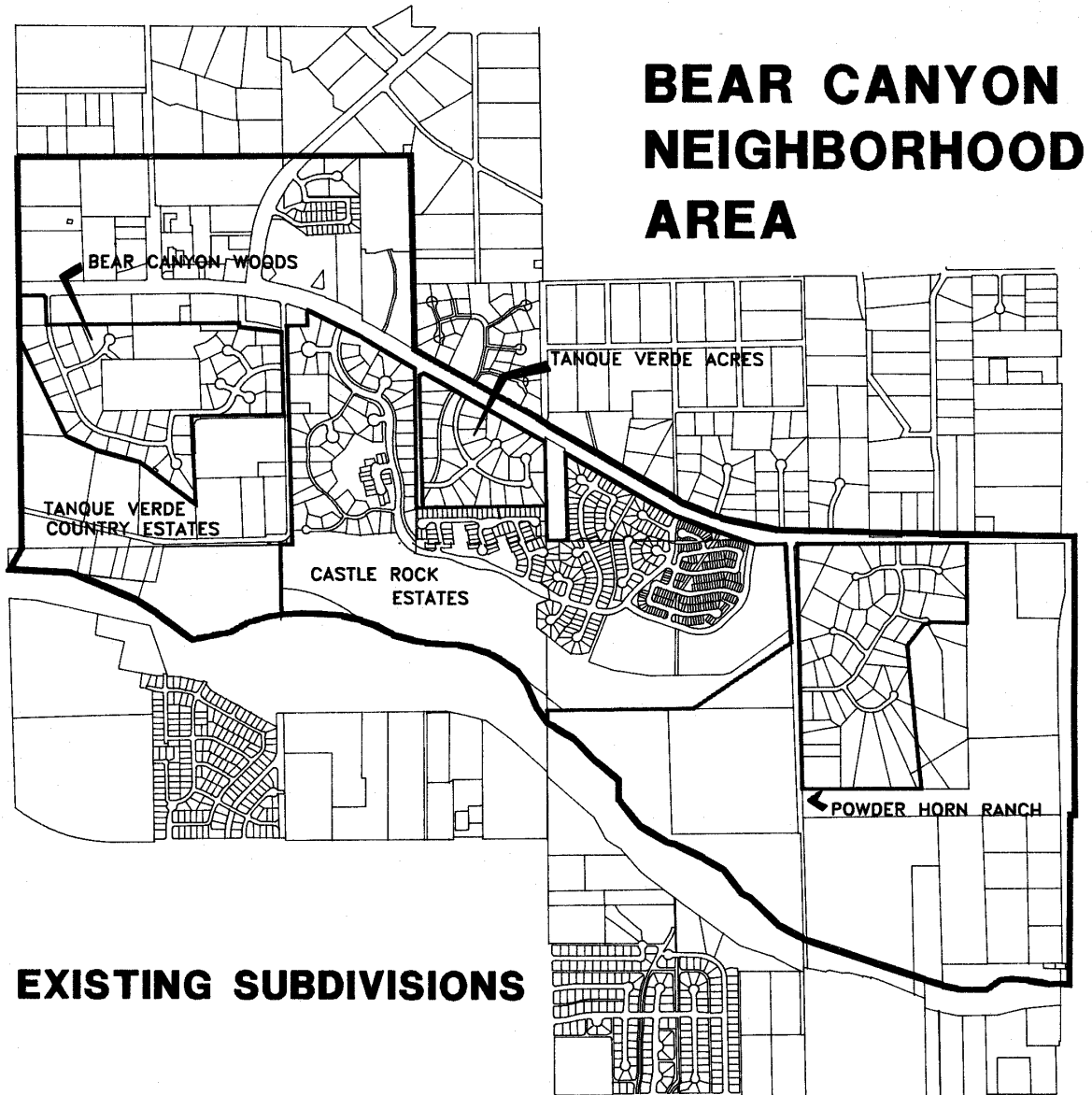


Figure 2

**RESIDENTIAL USES**

**GOAL**

**To protect and stabilize the character of the neighborhood and encourage an environment compatible for family living.**

**Sub-Goal: Encourage new quality-designed residential development which is compatible with the existing neighborhood.**

**Policies**

- **Preserve the integrity of established neighborhoods.**
- **Promote high-quality residential infill of vacant land where adequate streets and utilities are made available.**
- **Ensure the compatibility of new development with existing land uses.**
- **Encourage a mixture of housing types emphasizing single-family, owner-occupied dwellings.**
- **Allow only residential development in areas designated for that use.**

**Implementation Techniques**

1. Discourage additional traffic into developed subdivision areas.
  - a. No access is permitted from Castle Rock Area to Woodland Road.
  - b. No access from properties with frontage on Tanque Verde Road to Bears Path Road.
  - c. No access from Castle Rock Area to Tanque Verde Acres Drive, and the City should support the abandonment of Tanque Verde Acres Drive adjacent to Lot 10 of Tanque Verde Acres Subdivision.
  - d. No access from Castle Rock Area to Jones Road.
2. Promote high-quality residential developments adjacent to established neighborhoods as indicated on the General Development Map. (Appendix A)
3. To insure the integrity of Powder Horn Ranch, Tanque Verde Acres, Bear Canyon Woods, and Tanque Verde Country Estates, all lots or parcels within the boundaries of these subdivisions shall be zoned at no higher density than the majority of the subdivision is zoned.

## Bear Canyon Neighborhood Plan

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4. Require buffers (masonry walls, berms, setbacks, and vegetation) where necessary to mitigate adverse impact of sound, visibility, traffic, and other elements that may infringe upon the integrity of established developments. Buffers should be a visual amenity and in context with the character of the neighborhood, and represent the best practices of landscape architecture.
5. Allow translation of proposed residential uses into any appropriate zoning classification provided that the total number of housing units on a specific parcel shall not exceed the proposed density for the specific parcel as shown on the General Development Map. (Appendix A)
6. Encourage the use of flexible design concepts such as clustering, zero lot lines, lot development options, planned unit development (PUD), or residential development projects (RDP) where appropriate and permissible and where the use of these concepts would enhance the compatibility of new developments with the adjacent existing land uses and the natural environment.<sup>2</sup>
7. Where feasible, modify existing and require the design of all new exterior lighting so that the emitted light is deflected away from adjacent properties and public thoroughfares.
8. Require new utility wires to be placed underground. Encourage placing existing overhead wires underground.
9. Encourage new developments to be architecturally designed so as to enhance and be compatible with the visual character of the neighborhood. (For example, use of natural appearing materials and earth tone colors is most appropriate.)
10. Require new developments to employ native and adaptive low-water use and low-maintenance vegetation, except in buffer zones that may require special landscape criteria. Require water-saving devices wherever possible. (e.g., drip irrigation systems)
11. Encourage the use of vegetation compatible with existing native growth in the area.
12. Maximum building height allowed is two stories, not to exceed 30 feet, or the height limit imposed by the zoning classification affecting the property, whichever is more restrictive.

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<sup>2</sup>The PUD and RDP were rescinded by the Mayor and Council on March 16, 1987, Ordinance No. 6642. Cluster type development is allowed under the provisions of the Residential Cluster Project Ordinance adopted by the Mayor and Council on March 16, 1987.

13. Residential densities in those areas on the General Development Map designated as Medium with two asterisks (\*\*) may increase in density to twenty (20) dwelling units per acre, if an agreement regarding the proposed development is reached with a majority of the residential property owners within 150 feet of the area that is sought to be developed in excess of 16 dwelling units per acre. The owners within 150 feet and the developer are encouraged to reach an agreement relating to the design of the proposed development. If an agreement cannot be reached, then the developer has the option to ask the Mayor and Council to approve its development plan and permit a development of up to 20 units per acre. All owners of property lying within 150 feet of said property shall be notified of the time and place wherein the request by the developer will be heard by the Mayor and Council. The agreement between the neighbors and the developer should address the site design criteria contained in Implementation Techniques number 4, 9, and 10.

**NONRESIDENTIAL USES**

**GOAL**

**To provide for commercial development which is quality designed, services the local area, and is conveniently located.**

**Sub-Goal: Provide for the nonresidential needs (commercial, office, and governmental service uses) of the area.**

**Policies**

- Promote nonresidential developments in appropriate locations where similar uses exist.
- **Discourage commercial uses which do not service neighborhood needs.**
- **Prohibit strip commercial development.**
- **Encourage quality-designed and architecturally compatible commercial development to serve neighborhood needs.**
- **Allow only office or commercial development in areas designated for those uses.**

**Implementation Techniques**

1. Locate commercial uses at the intersection of major streets where commercial uses already exist. Neighborhood scale commercial uses should be located at the intersection of arterial streets, if carefully integrated with surrounding uses.
2. Present area of Bear Canyon Road, Catalina Highway, and Tanque Verde Road should be considered the local Neighborhood Center.
  - a. Local Neighborhood Center should allow a mixture of business and professional office use.
  - b. The most intensive zoning classification allowed should generally be the most restrictive commercial zone.

(March 28, 1988, Resolution 14381, *BCNP* Clarified Nonresidential Implementation Technique No. 2.b)

- c. Encourage land on south side of Tanque Verde Road designated for commercial uses as shown on the General Development Map (Appendix A) and the Commercial Center Neighborhood Development Map (Appendix B) to be developed as office uses.

3. Establishing additional commercial uses beyond what is shown on the General Development Map should be based on the following:
  - a. The demonstrated need for additional commercially zoned land in the area.
  - b. The site is located at the intersection of arterial streets.
  - c. The proposed use is integrated with other adjacent commercial uses.
  - d. The adjacent uses are adequately buffered. Office use may provide a transition from commercial uses to neighboring residential uses.
4. Require new nonresidential uses to have ingress-egress exclusively at arterial streets.
5. Encourage new nonresidential projects and any proposed expansion of existing nonresidential uses to provide architectural continuity with, and gradual transition to, the surrounding residential developments.
6. Provide for a multi-purpose Governmental Center. Uses might include police, fire, library, and community service needs of the neighborhood.
7. Utilize low-profile parking lot light fixtures in all new nonresidential development.
8. Encourage the existing, new, and incomplete commercial areas to implement a landscape plan with a mixture of tree sizes to include mature trees and to represent the best practices of landscape architecture.
9. In the area west of Houghton Road between the Aqua Caliente Wash and Tanque Verde Creek, La Mariposa should be given appropriate zoning classification for a Resort Hotel use.
10. Maximum building height allowed is two stories, not to exceed 30 feet, or the height limit imposed by the zoning classification affecting the property, whichever is more restrictive.
11. Consider select community commercial uses which are:
  - a. Compatible in meeting the retail and service needs of the Bear Canyon area.
  - b. Must be located in a shopping center, and use should be oriented to the interior of that center:
    - 1) Building is located a minimum of 100 feet from the right-of-way line of a scenic route.
    - 2) Building is located a minimum of 350 feet from suburban and low-density residentially zoned land parcels.



## Bear Canyon Neighborhood Plan

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- 3) Exception to Section b: Parcel 114-51-218A is exempt from Implementation Techniques 11.b.1 and 11.b.2, and is subject to this section. The building on this parcel is located a minimum of 60 feet from the right-of-way line of a scenic route and a minimum of 200 feet from suburban and low-density residentially zoned properties.

(January 11, 1992, Resolution 16201, *BCNP* Clarifies Location of Community Commercial Uses 11.b.2)

(October 23, 2018, Resolution 22958, *BCNP* Adds Section 11.b.3 for specific parcel)

- c. Designed in conformance with the following elements:
  - 1) Masonry and landscaping screen be provided where appropriate to abate noise and eliminate negative impacts on surrounding uses.
  - 2) Enhanced landscaping (trees, shrubs, and ground cover) be provided around the building/perimeter or pad.
  - 3) Building color, facade, and signage be designed to be compatible with related shopping center.
  - 4) Primary access must be available from two (2) arterial streets fronting a shopping center.
- d. Uses not involving billboards.
- e. Uses not involving outside storage or display of merchandise or goods except:
  - 1) Plant nurseries and
  - 2) Home improvement rental equipment and supplies

Both exceptions are to be screened from adjacent properties and streets by landscaping and decorative fencing or masonry walls. Landscaping and screening plans for outside storage or display areas will be submitted to the Master Neighborhood Association for review and comment.
- f. Not noise intrusive.
- g. Completely contained within an enclosed and roofed structure, except as noted in 11.e, above.

(March 28, 1988, Resolution 14381, *BCNP* Added Nonresidential Implementation Technique No. 11)

(January 11, 1993, Resolution 16201, *BCNP* Clarified Uses Allowed to Have Outside Storage and Display in Nonresidential Implementation Technique No. 11. e and g)

**TRANSPORTATION**

**GOAL**

**To provide for the safe and efficient movement of multi-modal transportation systems.**

**Sub-Goal: Provide for the transportation needs of the community and neighborhood residents and ensure that new roadways consider the lifestyle of the area.**

**Policies**

- **Preserve the integrity of existing subdivisions.**
- **Coordinate the land use policies with transportation policies.**
- **Provide access to the neighborhood area consistent with land use planning and existing and proposed development.**
- **Review and consider the impact of adopting Scenic Routes as designated by the Pima County *Major Streets and Routes Plan*.**

**Implementation Techniques**

1. Design major transportation improvements so that existing land uses are buffered from potentially negative impacts. Where improvements result in the loss of natural vegetation, revegetation will be required in accordance with the adopted *Major Streets and Routes Plan*.
2. Design local streets to conform with the character of existing country lanes (i.e., without curbs or concrete sidewalks) where possible without compromising safety but considering the local residents' concerns.
3. Develop neighborhood bicycle, pedestrian, and equestrian circulation plans to be integrated with regional planned facilities as appropriate.
  - a. Review the regional *Bikeway Plan* for possible inclusion of bike lanes along Tanque Verde Road and Catalina Highway.
  - b. Provide for pedestrian ways in all new development except where densities are RX-1 or less.
  - c. Provide for pedestrian and equestrian easements in the Tanque Verde Creek and Agua Caliente Wash to perpetuate the use of these areas by the equestrian community.

- d. Provide public equestrian and pedestrian access to the washes along existing rights-of-way in cooperation with the Pima County *Trail Access Plan*. Access could be provided similar to existing trails along Woodland, Jones, and Houghton Roads.
4. Review and consider the impact of designating Tanque Verde Road and Catalina Highway as Gateway or Scenic Routes on the City's *Major Streets and Routes Plan*.
5. The landscape buffer strip between public rights-of-way and required walls or screens shall be landscaped with low pollen, drought-resistant vegetation.

**ENVIRONMENT**

**GOAL**

**Preserve the two major water courses which affect the neighborhood area, the Tanque Verde Creek and the Agua Caliente Wash. Along these water courses are significant areas of native vegetation which thrive due to both surface water flows and the relatively high ground water table. This vegetation should also be preserved and protected wherever possible.**

**Sub-Goal: Encourage enhancement of the natural environment.**

**Policies**

- **Prohibit development within the 100-year floodplain of major washes except where detailed hydrologic studies indicate mitigating measures are applicable.**
- **Preserve the ability of the major washes to recharge the groundwater resources.**
- **Preserve and enhance the natural vegetation in the area.**
- **Promote water conservation.**

**Implementation Techniques**

1. The City should encourage and cooperate in a detailed study to determine the characteristics and extent of the flood hazard and recommend appropriate solutions including studying measures to provide for flood control that is consistent with maintaining the natural environment. The study should be coordinated with Pima County's study of the proposed Houghton Road Bridge and Rillito Corridor considerations.
2. Any development should be done to ensure maximum enhancement of groundwater recharge.
3. Dumping in the existing stream channels should be prohibited pursuant to City of Tucson Ordinance 1839.
4. Development along the Tanque Verde Creek and Agua Caliente Wash is only allowed in conformance with the City's Floodplain regulations. The area east of Jones Road between Tanque Verde Creek and the Agua Caliente Wash is in an indeterminate status due to severe flooding problems.

Until such time as detailed hydrologic studies are accomplished, no change in land use densities or zoning should be allowed except to reflect existing uses. In no event will any development be allowed within the actual floodway. Also, Rillito Corridor conditions must be met prior to any rezoning.

At the time the flooding issues are resolved, a mix of medium-density residential and office uses might be appropriate in this area. Approval of these uses will be contingent upon appropriate rezoning and concurrence by the City Engineer and the Pima County Flood Control District. Any future development shall be done to ensure that the existing riparian habitat will not be unnecessarily altered.

Any rezoning or developments in the area will be subject to the following conditions wherever possible:

- a. Dedication will be made to the Pima County Flood Control District for the streambed, stream banks, and 50 feet on either side of same for the Agua Caliente Wash and Tanque Verde Creek between Houghton Road and Jones Road.
  - b. The floodway zone will be retained as SR zoning and restricted to open space recreational uses that are in compliance with floodplain management and applicable zoning regulations. Additionally, within the floodway zone, structures and/or fill will be prohibited. The intent is to preserve or to enhance the natural ground cover and environment, to prevent erosion, and to mitigate the flood hazard.
  - c. The floodway of the Agua Caliente Wash and Tanque Verde Creek between Houghton Road and Jones Road will be dedicated as a flowage easement to the Pima County Flood Control District, and any use will be subject to floodplain management regulations and will require a floodplain use permit.
5. Landscaping and park facilities should emphasize the use of drought-resistant native or adaptive plants.
  6. Encourage the use of water-saving methods such as drip irrigation.
  7. Encourage preservation of the greenbelt and existing vegetation including the Mesquite Bosques along the washes. This should not be deemed to prevent channelization of washes in accordance with the City of Tucson floodplain regulations.
  8. Any resubdivision or development of the Castle Rock area should significantly reduce the amount of water features currently planned for the site.

**PARKS, RECREATION, AND OPEN SPACE**

**GOAL**

**Provide for existing and future recreational and open space requirements in the area.**

**Sub-Goal: The *Bear Canyon Neighborhood Plan*<sup>3</sup> area does not presently have permanent, structured recreation space available for public use. As the area continues to grow, recreation opportunities must be provided.**

**Policies**

- **Develop Lee Memorial Park as a natural community park.**
- **Encourage new development to preserve natural open space.**

**Implementation Techniques**

1. The City of Tucson should begin to plan developing Lee Memorial Park into a community park to serve area residents.
  - a. Prior to development of Lee Park, the City must involve the Master Homeowners Association in review of proposed development plans.
  - b. The Lee residence should be retained for museum purposes and considered for placement on the Historic Register or designation as a historic landmark in accordance with the *Tucson Zoning Code*, Section 23-455.
  - c. The City of Tucson should provide facilities for conducting Parks and Recreation programs.
2. Encourage the use of cluster development techniques to preserve significant open space area within new development.
3. During rezoning and subdivision platting, property owners should be encouraged to dedicate major washes to the City for open space and recreational purposes.

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<sup>3</sup>The word "Center" was removed from the *Bear Canyon Neighborhood Plan* statement in this subgoal because it was incorrectly used as a reference.

4. In accordance with the adopted *Parks, Recreation, Open Space, and Trails Plan*<sup>4</sup>, the major washes should be integrated into the City's system of open space, trails and buffer zones to connect major park and recreational facilities.

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<sup>4</sup>At the time of *Plan* adoption, the reference was *Parks, Recreation, and Open Space Plan*. Since adoption, it has been replaced with the *Parks, Recreation, Open Space, and Trails (PROST) Plan*.



**PLAN ADMINISTRATION**

**GOAL**

**Provide a method of implementing the *Neighborhood Plan*.**

**Sub-Goal: Ensure the *Neighborhood Plan* is implemented in an orderly manner and provide for the periodic review of the *Plan*.**

**Policies**

- **Provide for citizen input in the implementation process.**
- **Provide for the public improvements necessary to implement the *Plan*.**
- **Provide for the *Plan's* review.**

**Implementation Techniques**

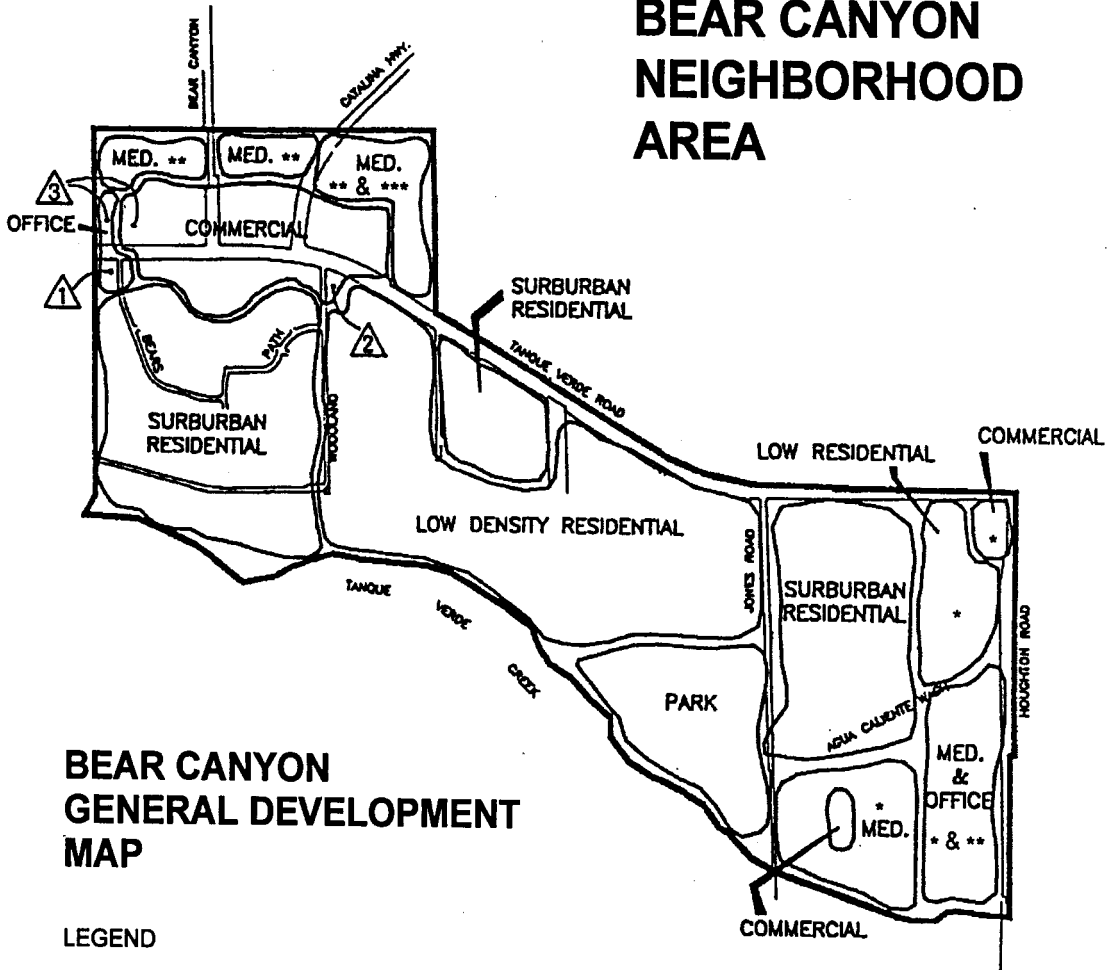
1. Encourage builders and developers to consult, in the early stages of their planning, with recognized neighborhood<sup>5</sup> associations within the *Neighborhood Plan* boundaries officially on file with the City of Tucson regarding proposed projects within the neighborhood.
  - a. Encourage the formation of a master neighborhood association to represent the Bear Canyon Neighborhood area.
  - b. The City of Tucson is to notify the affected neighborhood associations of any rezoning request within the *Neighborhood Plan* boundaries.
  - c. Builders/developers shall notify the Master Neighborhood Association and any affected property owner within 300 feet at least 30 days prior to submittal of plans to CDRC. The builder/developer or his representative shall offer to review the proposed development plans for the parcels with the neighbors and/or the neighborhood association.
  - d. The City of Tucson is to notify the affected neighborhood association of any proposed development review by the CDRC on land zoned more dense than RX-1.

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<sup>5</sup>At the time of *Plan* adoption, the Association was named in reference to "Homeowner's." Since, the Association has changed the name to reference "Neighborhood."

2. The City of Tucson should revise its Capital Improvement Program to provide for necessary public improvements in the area.
3. The *Bear Canyon Neighborhood Plan* shall be revised as required according to the City's plan amendment process. Revisions might occur upon resolution of flood control solutions or after five years if conditions warrant major revisions.
4. The City of Tucson staff should perform a comprehensive transportation study which considers the proposed land uses in the neighborhood and make suitable recommendations on necessary transportation improvements:
  - a. Feasibility of a bridge from Harrison Road to the Castle Rock area.
  - b. Encourage the Pima Association of Governments to reassess the feasibility and timing of extending Snyder Road across Sabino Creek as recommended in the adopted *Long-Range Transportation Plan*.
5. The Policies and Implementation Techniques of this *Plan* shall apply to additional adjacent areas as they are annexed to the City of Tucson in the future.

# BEAR CANYON NEIGHBORHOOD AREA



## BEAR CANYON GENERAL DEVELOPMENT MAP

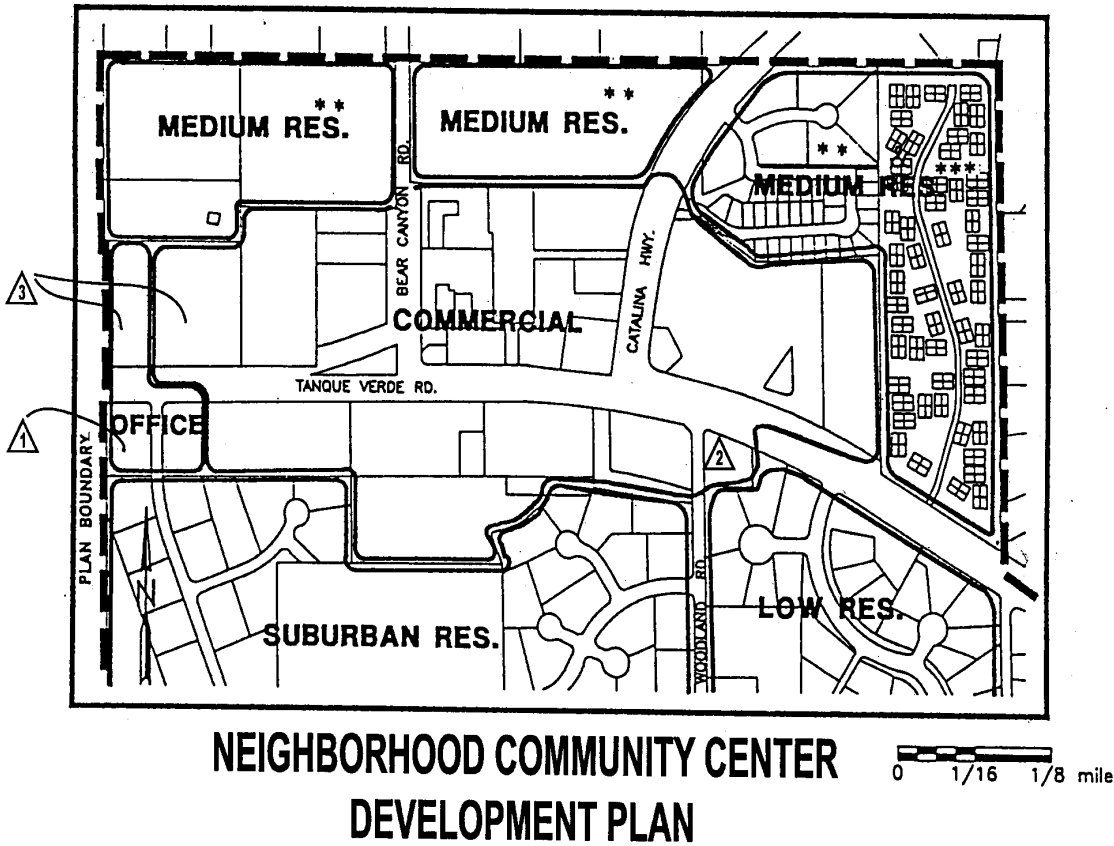
### LEGEND

- Suburban Residential - up to 1 DU/Acre
- Low Density Res. - 1-6 DU/Acre
- MED. Medium Density Res. - 6-16 DU/Acre

### NOTES:

- \* LAND USES PROPOSED ARE CONTINGENT UPON A SATISFACTORY SOLUTION TO THE EXISTING FLOOD PROBLEMS
- \*\* RESIDENTIAL DENSITIES IN THESE AREAS MAY BE INCREASED TO 20 UNITS PER ACRE IF AN AGREEMENT REGARDING THE PROPOSED DEVELOPMENT IS REACHED WITH A MAJORITY OF THE RESIDENTIAL PROPERTY OWNERS WITHIN 150' OF THE AREA THAT IS SOUGHT TO BE DEVELOPED IS IN EXCESS OF 16 UNITS PER ACRE. THE OWNERS WITHIN 150' AND THE DEVELOPER ARE ENCOURAGED TO REACH AN AGREEMENT RELATING TO THE DESIGN OF THE PROPOSED DEVELOPMENT. IF AN AGREEMENT CANNOT BE REACHED, THEN DEVELOPER HAS OPTION TO ASK MAYOR & COUNCIL TO APPROVE ITS DEVELOPMENT PLAN AND PERMIT A DEVELOPMENT OF UP TO 20 UNITS PER ACRE.  
ALL PROPERTY OWNERS LYING WITHIN 150' OF SAID PROPERTY SHALL BE NOTIFIED OF THE TIME AND PLACE WHEREIN THIS REQUEST BY THE DEVELOPER WILL BE HEARD BY THE MAYOR & COUNCIL.
- \*\*\* SUBJECT TO 50' BUILDING SETBACK FROM COLONIA TIERRA VERDE SUBDIVISION.  
SEE RESIDENTIAL IMPLEMENTATION TECHNIQUE NO. 4 FOR BUFFER POLICY.
- ① AMENDMENT APPROVED BY MAYOR AND COUNCIL ON JULY 6, 1987 BY RESOLUTION #14090 ALLOWING AN EDUCATIONAL INSTITUTION/PRIVATE SCHOOL USE.
- ② AMENDMENT APPROVED BY MAYOR AND COUNCIL ON JULY 6, 1987 BY RESOLUTION #14089 TO ALLOW RESTAURANT/DELI USE AND LIMITED RETAIL USES. CONTACT THE CITY OF TUCSON PLANNING DEPARTMENT FOR THE LIST OF ALLOWED USES.
- ③ AMENDMENT APPROVED BY MAYOR AND COUNCIL ON MARCH 23, 1998 BY RESOLUTION #17983 TO ALLOW ONE-STORY MEDIUM DENSITY RESIDENTIAL USES.

Appendix A



## NEIGHBORHOOD COMMUNITY CENTER DEVELOPMENT PLAN

NOTES:

\*\* RESIDENTIAL DENSITIES IN THESE AREAS MAY BE INCREASED TO 20 UNITS PER ACRE IF AN AGREEMENT REGARDING THE PROPOSED DEVELOPMENT IS REACHED WITH A MAJORITY OF THE RESIDENTIAL PROPERTY OWNERS WITHIN 150' OF THE AREA THAT IS SOUGHT TO BE DEVELOPED IS IN EXCESS OF 16 UNITS PER ACRE. THE OWNERS WITHIN 150' AND THE DEVELOPER ARE ENCOURAGED TO REACH AN AGREEMENT RELATING TO THE DESIGN OF THE PROPOSED DEVELOPMENT IF AN AGREEMENT CANNOT BE REACHED, THEN DEVELOPER HAS OPTION TO ASK MAYOR & COUNCIL TO APPROVE ITS DEVELOPMENT PLAN AND PERMIT A DEVELOPMENT OF UP TO 20 UNITS PER ACRE.  
ALL PROPERTY OWNERS LYING WITHIN 150' OF SAID PROPERTY SHALL BE NOTIFIED OF THE TIME AND PLACE WHEREIN THIS REQUEST BY THE DEVELOPER WILL BE HEARD BY THE MAYOR & COUNCIL.

\*\*\* SUBJECT TO 50' BUILDING SETBACK FROM COLONIA TIERRA VERDE SUBDIVISION.  
SEE RESIDENTIAL IMPLEMENTATION TECHNIQUE NO. 4 FOR BUFFER POLICY.

1 AMENDMENT APPROVED BY MAYOR AND COUNCIL ON JULY 6, 1987 BY RESOLUTION #14089 ALLOWING AN EDUCATIONAL INSTITUTION/PRIVATE SCHOOL USE.

2 AMENDMENT APPROVED BY MAYOR AND COUNCIL ON JULY 6, 1987 BY RESOLUTION #14089 TO ALLOW RESTAURANT/DELI USE AND LIMITED RETAIL USES. CONTACT THE CITY OF TUCSON PLANNING DEPARTMENT FOR THE LIST OF ALLOWED USES.

3 AMENDMENT APPROVED BY MAYOR AND COUNCIL ON MARCH 23, 1998 BY RESOLUTION #17983 TO ALLOW ONE-STORY MEDIUM DENSITY RESIDENTIAL USES

## Appendix B

Appendix C

Inventory

Note:

The inventory adopted with the *Bear Canyon Neighborhood Plan* was up-to-date as of the adoption date, August 6, 1984. A copy of that original inventory data is available from the City of Tucson Planning Department.