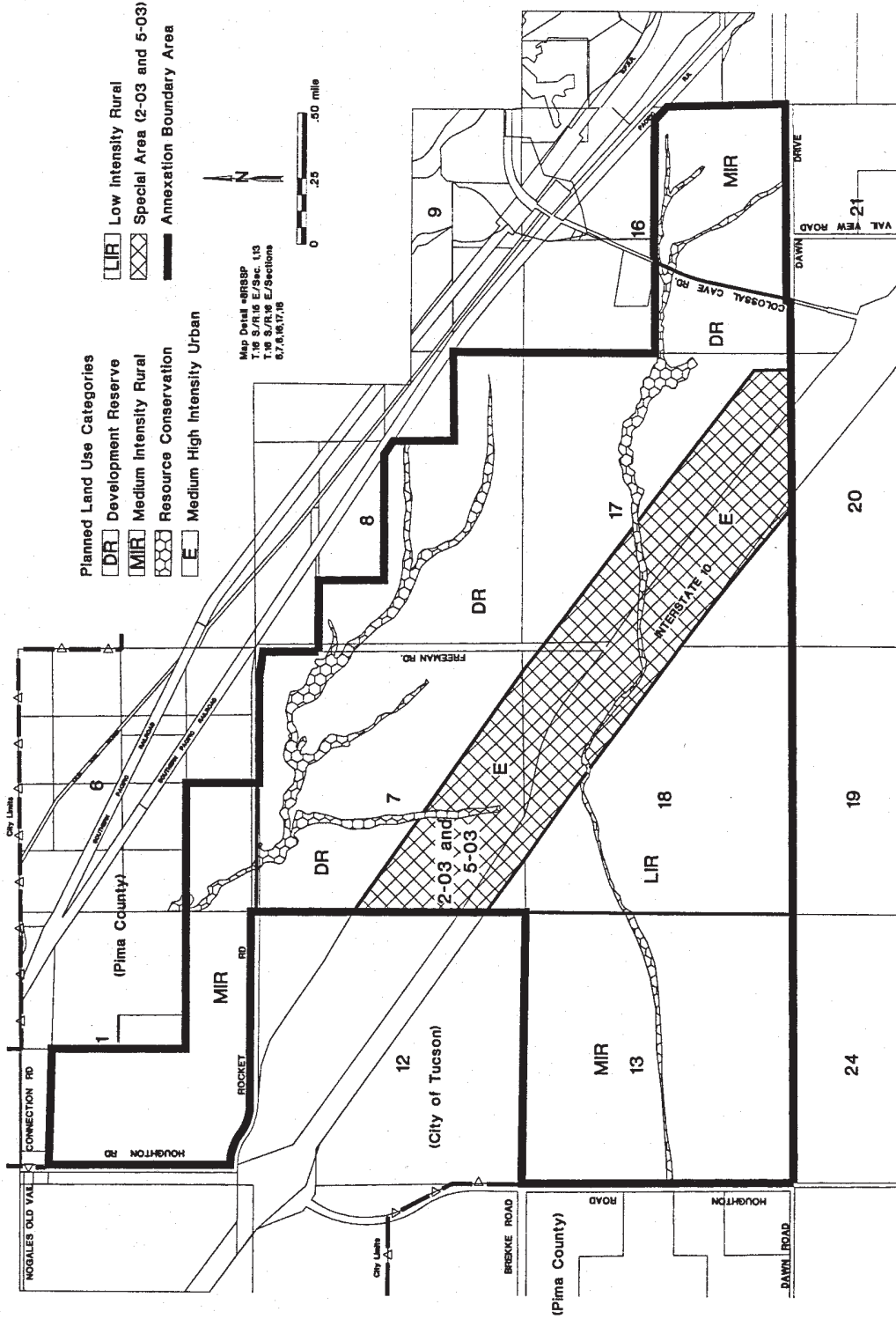


## MAP DETAIL #8-RSSP HOUGHTON RD./DAWN DR.



Plan Adoption Date: June 10, 1996 (Resolution No. 17293)

Annexation Date: January 2, 1996 (Ordinance No. 8616, C15-95-19)

### General Description

The Houghton/Dawn map detail covers an approximately 3,500-acre or 5.5-square-mile area of undeveloped State Trust lands, generally located north and south of Interstate 10 between Houghton Road on the west and Colossal Cave Road on the east. This map detail area lies immediately east of map detail #4-RSSP and shares many of the same environmental characteristics. The terrain is generally flat and braided by a network of shallow washes. The characteristic vegetation is creosote, bur sage, and cacti species, with mesquite found in and along the washes.

The area is zoned RH (Rural Homestead, very low-density residential) and RX-1 (low-density residential). The closest residential development is a recreational vehicle park located east of Houghton Road, just north of the Rocket Road alignment. The area is affected by both high voltage transmission lines and an underground gas pipeline.

The *Major Streets and Routes Plan (MS&R)* identifies certain streets for special designation as scenic or gateway routes. Because Houghton Road north of the Harrison-I-10 area had previously been designated a gateway route, this gateway designation was extended south at the time original City zoning was established for this area. In addition, Colossal Cave Road is designated as a scenic route in the county and is a candidate scenic route in city. This is the first segment of Colossal Cave Road to be annexed into the City.

The Environmental Resource Zone (ERZ) recognizes the value of Tucson's open space resources, particularly the critical and sensitive wildlife habitat of eastern Pima County associated with public preserves. The Houghton/Dawn area contains numerous significant washes that were added to the ERZ base map when original City zoning was established for this area.

In addition to the environmental concerns regarding wash preservation, the most significant influence on future development is Interstate 10, which diagonally bisects the area. The Southern Pacific Railroad, immediately north of the plan area, will also impact future land uses and transportation both within the plan area and in adjacent undeveloped areas to the north. Because the area is undeveloped, there is little infrastructure. The I-10 interchange for Colossal Cave Road/Wentworth Road lies directly south of the easternmost portion of the plan area. Colossal Cave Road leads to the community of Vail and the Rincon Valley. Wentworth Road leads south to New Tucson.

The *Eastern Pima County Trail System Master Plan* shows the Flato-Franco washes (#4) as a Second Priority Primary Trail. This trail route is comprised of natural washes and road and utility rights-of-way. In the Houghton/Dawn area, the trail follows the underground gas line

easement and Colossal Cave Road and is primarily intended to serve as a long distance equestrian trail and desert belt connection to Cienega Creek.

### Plan Designations

Areas identified as ERZ washes are designated Resource Conservation (RC) on the map detail. Otherwise, plan designations generally reflect current zoning. The area south of the interstate is planned Low Intensity Rural and Medium Intensity Rural, which generally correspond to RH and RX-1 zoning. The majority of the area north of the interstate, zoned RH, is planned Development Reserve. Development Reserve is a “holding zone” for future urban development. The Medium Intensity Rural designation north of the interstate reflects RX-1 zoning. The I-10 corridor is planned Medium High Intensity Urban and restricted to nonresidential uses by Special Area Policy 5-03. Design standards in this corridor are provided by Special Area Policy 2-03.

### 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, and Archaeological and Historic Preservation policies, will be particularly important to guide development in this area.

### Special Area Policies

#### **Special Area 2-03 I-10 Corridor/Eastern Gateway**

Site design standards are provided for this area to enhance the sense of entry to the metropolitan area, preserve viewsheds and native vegetation, and mitigate negative impacts from industrial uses. See page 52 in the Plan policy section.

#### **Special Area 5-03 Restricted (Nonresidential) Medium High Intensity Urban**

This area is restricted to nonresidential uses to provide a transition between existing industrial and low-intensity residential uses. See page 57 in the Plan policy section.