

LAND USE PLAN POLICIES

Bear Canyon Neighborhood Plan – 1984

Purpose – The purpose of this plan is to provide land-use policy direction and design guidelines for new development with the *Plan* boundaries.

The overall goals of the *Bear Canyon Neighborhood Plan* are to:

- Protect and stabilize the character of the neighborhood and encourage an environment compatible for family living.
- Provide for commercial development which is quality designed, services the local area, and is conveniently located.
- Provide for the safe and efficient movement of multi-modal transportation systems.
- Preserve the two major water courses which affect the neighborhood area, the Tanque Verde Creek and the Agua Caliente Wash.
- Provide for existing and future recreational and open space requirements in the area.

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

Nonresidential Policies:

- Promote nonresidential developments in appropriate locations where similar uses exist.
- Discourage commercial uses which do not service neighborhood needs.
- 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 Technique 1: Locate commercial uses at the intersection of major streets where commercial uses already exist.

Implementation Technique 4: Require new nonresidential uses to have ingress-egress exclusively at arterial streets.

Implementation Technique 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.

Implementation Technique 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.
 - 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.
- 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, façade, 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
- f. Not noise intrusive.
- g. Completely contained within an enclosed and roofed structure, except as noted in 11.e, above.

Plan Tucson – 2013

Purpose: Plan Tucson is a long-term policy document intended to guide decisions affecting elements that shape the city, such as housing, jobs, land use, transportation, water, and energy resources.

Focus Area: Jobs & Workforce Development

Policy JW5 - Expand opportunities to fulfill local needs with locally produced goods and services to help Tucson capture a greater market share and advance a sustainable economy.

Focus Area: Business Climate

Policy BC2 - Continue to develop and implement local strategies, services, and incentives to enhance Tucson's business climate.

Policy BC3 - Promote and support local, minority-owned, independent, and small businesses involved in the sale and purchase of locally produced goods and services.

Focus Area: Land Use, Transportation, & Urban Design

Policy LT4 - Ensure urban design that:

- a. is sensitive to the surrounding scale and intensities of existing development.

Policy LT28 - Apply Guidelines for Development Review to the appropriate Building Blocks in the Future Growth Scenario Map to evaluate and provide direction for annexations, plan amendments, rezoning request and special exception applications, Board of Adjustment appeals and variance requests, and other development review applications that require plan compliance.

Policy L28.2.4 - Support community commercial and office uses located at the intersections of arterial streets, taking into consideration traffic safety and congestion issues.

Policy L28.5.1 - Support development in or adjacent to existing regional and community-level activity centers that will:

- d. Encourage infilling vacant or underutilized parcels adjacent to existing regional and community-level activity centers.

Policy L28.5.7 - Support environmentally sensitive design that protects the integrity of existing neighborhoods, complements adjacent land uses, and enhances the overall function and visual quality of the street, adjacent properties, and the community.

Policy LT28.5.8 - Support infill and redevelopment projects that reflect sensitivity to site and neighborhood conditions and adhere to relevant site and architecture design guidelines.

LT28.5.9 - Protect established residential neighborhoods by supporting compatible development, which may include other residential, mixed-use infill and appropriate nonresidential uses.