



PLANNING COMMISSION

Planning & Development Services Department • 201 N. Stone Ave. • Tucson, AZ 85701

DATE: July 17, 2024

TO: Planning Commission

FROM: Kristina Swallow, Director, Planning and Development Services
Executive Secretary

SUBJECT: Broadmoor-Broadway Village Neighborhood Plan Update (BBVN Plan Update) Public Hearing (Ward 6)

Issue: This is a public hearing on the proposed update of the Broadmoor-Broadway Village Neighborhood Plan (*see Attachment A*). The neighborhood is approximately one-quarter square mile bounded by Broadway Boulevard to the north, Country Club Road to the east, Tucson Boulevard to the west, and Winsett Street to the south. This comprehensive plan update undertaken by the Broadmoor-Broadway Village Neighborhood Association includes five chapters: (I) Neighborhood Statement, (II) Introduction, (III) History, (IV) 1988 Broadmoor-Broadway Village Neighborhood Plan & Outcomes, and (V) Plan Goals, Objectives, & Actions. The Plan Goals are organized as follows: Quality of Life/Sense of Place; Urban Forestry & Neighborhood Appearance; Safety & Managing Emergencies; Environmental Resilience; Traffic & Transportation; Land Use & Development.

Additionally, the BBVN Plan Update includes a Land Use Concept Map (*see Attachment B*), which replaces the 1988 BBVN Plan Recommended Land Use Map (*see Attachment C*). The proposed update to the Land Use map recognizes the Sunshine Mile Urban Overlay District, adopted in 2021, which encompasses a portion of BBVNA along Broadway Boulevard between Country Club Road and Tucson Boulevard and includes other minor changes.

Recommendation: Staff recommends the Planning Commission forward the proposed update to the Broadmoor-Broadway Village Neighborhood Plan to the Mayor and Council with a recommendation to approve the update.

Request: Mayor and Council initiated the BBVN Plan Update on October 18, 2022, at the request of neighborhood residents who identified the need for a plan update following an assessment of the original BBVN Plan (1988), which revealed that many goals from the original BBVN Plan had been met and that there were contemporary issues and concerns that should be considered. Updating the BBVN Plan provided an opportunity to acknowledge and celebrate the goals from the 1988 BBVN Plan that have been realized and to identify new goals, objectives, and actions to address conditions that have changed over the past 36 years.

The BBVN Plan Update's goals, objectives, and actions will be consulted by City staff in land use entitlement processes, such as rezonings, special exceptions, and variances.

Planning Commission Action: Planning Commission held a study session on June 5, 2024, at which time the Commissioners voted to set this item for a public hearing.

Revised Document: At the Planning Commission study session, Commissioner Lampo made two suggested revisions to the plan update. The first was to reference the Pima County Multi-Jurisdictional Hazard Plan in the section of the updated BBVN Plan on Safety & Managing Emergencies, and the second was to include more specificity about the purpose and types of traffic calming measures. Both of the suggested changes from Commissioner Lampo have been including in the draft BBVN Plan. Additionally, a table showing the current zoning dimensional standards was added following Figure 12,

Background: Mayor and Council adopted the original BBVN Plan on March 28, 1988. The BBVN Plan was amended once on February 4, 2015.

Plan Development & Public Engagement: Work on the BBVN Plan Update began in April 2018 when the Broadmoor-Broadway Village Neighborhood Association (BBVNA) Executive Board assigned a committee to oversee the planning process to update the neighborhood plan with the primary focus on (1) celebrating the 1988 BBVN Plan goals and objectives achieved, and (2) identifying new goals, objectives, and actions to address current areas of concern and align with community-wide goals.

Steps taken by the BBVNA Board and the BBVN Plan Update Committee included:

Fall 2018 BBVNA General Meeting: Members share concepts and key issues for the plan.

Fall 2018: BBVNA conducts survey to obtain input on key focus areas for the plan.

Fall 2020 BBVNA General Meeting: Members discuss goals and objectives of Neighborhood Plan.

2020/2021: BBVNA conducts second survey; holds meeting at Malvern Plaza.

Feb. 2021 - Sept. 2021: BBVNA participates in public process for preparation of Sunshine Mile Overlay District.

Oct. 18, 2022: Mayor and Council initiates the plan as required by the Unified Development Code (UDC).

Oct. 2022 - Dec. 2023: City Planning and Development Services Department reviews a draft of plan and provides comments to BBVNA.

Jan. 2024: BBVNA Board agrees plan is ready to present to BBVNA membership for a vote on whether the plan is ready to submit to the City for formal review, including a Neighborhood Meeting, Planning Commission Study Session, Planning Commission Public Hearing, and Mayor and Council Public Hearing and decision on adoption.

Feb. 2024: Majority of members at BBVNA meeting vote that plan is ready for formal City review.

Following the BBVNA members' vote on the plan update, PDSD held a Neighborhood Meeting on May 6, 2024, to provide information about the BBVN Plan Update. Meeting notice was mailed to all addresses within BBVN and to absentee property owners. At the meeting, staff gave an overview presentation on the purpose, process, and content of the BBVN Plan, which was followed by questions and answers. Please see *Attachment D* for a summary of the Neighborhood Meeting.

Land Use Policy Direction: Land use policy direction for the area encompassed by the BBVN is provided by *Plan Tucson, the City of Tucson General and Sustainability Plan*, ratified by the voters in 2013, and by the *Arroyo Chico Area Plan*, adopted by Mayor and Council on March 24, 1986.

Plan Tucson (2013): As the General Plan, Plan Tucson provides a vision for the city's growth over ten years. Arizona State Law requires jurisdictions of a certain size to prepare General Plans, which must be ratified by the voters. Plan Tucson contains a variety of elements that are organized in four focus areas, including the Social Environment, the Economic Environment, the Natural Environment, and the Built Environment. Each focus area contains specific goals, and each element contains specific policies. Additionally, Arizona State Law allows the preparation of "specific plans," such as Neighborhood and Area Plans, to aid in the implementation of the General Plan goals and policies by providing more specificity. The goals and policies in the BBVN Plan Update are in conformance with the goals and policies of Plan Tucson.

Arroyo Chico Area Plan (1986): The Arroyo Chico Area Plan, which was adopted prior to the 1988 BBVN Plan, provides policy direction for a 4.3-square-mile area in the central portion of the Tucson bounded by the Southern Pacific Railroad, Fairland Stravenue, 36th Street, and Aviation Highway on the south, Alvernon Way on the east, and Broadway Boulevard on the north. The Area Plan is divided into five residential subareas and industrial areas. What is now the Broadmoor-Broadway Village Neighborhood is within Subarea 2, which is referred to in the Arroyo Chico Area Plan as the Plumer Country Club Neighborhood (*see Attachment E*). BBVN is under the guidance of both the Arroyo Chico Area Plan and the Broadmoor Broadway Village Neighborhood Plan. Where the two plans conflict, it is intended that the BBVN Plan will supersede the Arroyo Chico Area Plan. In areas not discussed in the BBVN Plan, the Arroyo Chico Area Plan is consulted to see if it addresses the areas of concern.

Discussion: When the BBVNA undertook its assessment of the 1988 BBVN Plan, members identified a variety of goals that had been met, as discussed in Part IV of the BBVN Plan Update, as well as more contemporary issues that should be addressed. The overall plan goal as stated in the BBVN Plan Update is:

“Maintain a safe and enjoyable living environment that protects and enhances the social, residential, historical, and architectural elements of the Broadmoor-Broadway Village Neighborhood and supports the well-being of the Tucson community as a whole.”
(Attachment A, pg. 16)

Major updates of the BBVN Plan include:

1. Updated goals, complemented by objectives and actions, in the areas of Quality of Life/Sense of Place, Urban Forestry & Neighborhood Appearance, Safety and Managing Emergencies, Environmental Resilience, Traffic & Transportation, and Land Use & Development.

The land use and development chapter offers two goals, with associated objectives and actions, as follows:

Goal #F1: Work with the City and developers to ensure that any new development inside or adjacent to BBVN does not unreasonably and negatively impact existing residences. (Attachment A, pg. 26)

Goal #F2: Balance neighborhood and community-wide interests for future development within and adjacent to BBVN. (Attachment A, pg. 27)

2. An update to the land use section to acknowledge the Sunshine Mile Urban Overlay District. This Urban Overlay District was adopted by Mayor & Council in September 2021 and encompasses a section of BBVN along Broadway Boulevard between Tucson Boulevard and Country Club Road.
3. A Future Land Use Concept Map (*see Attachment B*) to replace the “Recommended Land Use Map” in the 1988 BBVN Plan (*see Attachment C*). The Future Land Use Concept Map has been created to follow current land use patterns in the neighborhood for office, commercial, mixed-use, multi-family residential, and single-family residential uses. Accompanying the Future Land Use Concept Map are definitions of the various land use designations, including Lower-Density Residential, Medium-Density Multi-Family Residential, Mixed-Use, and the Sunshine Mile Urban Overlay District (SMUOD) to provide additional clarity and context for allowable future uses along with references to Unified Development Code (UDC) sections that provide allowable standards, including heights and densities. The Future Land Use Concept Map generally reflects current zoning regulations in the plan area. Please see *Attachment F* for the current zoning map for the Broadmoor-Broadway Village Neighborhood.

These changes to the Plan are consistent with policy direction in both *Plan Tucson* and the *Arroyo Chico Area Plan* and allow for consistency with current City initiatives, projects, and land use tools. Overall, the updated BBVN Plan Update will provide additional guidance in making land use decisions regarding rezoning, special exception, and variance cases.

Conclusion: Staff recommends the Planning Commission forward the proposed update to the Broadmoor-Broadway Village Neighborhood Plan to the Mayor and Council with a recommendation to approve the update. This recommendation is based on the findings below:

The proposed update:

- Is consistent with policy discussion in both Plan Tucson and the Arroyo Chico Area Plan
- Allows for consistency with current City initiatives, projects, and land use tools.
- Helps provide more clarity in land use decisions when dealing with rezoning, special exception, and variance cases.

Attachments:

- A. **Broadmoor-Broadway Village** – Broadmoor-Broadway Village Neighborhood Plan Update (2024)
- B. **Broadmoor-Broadway Village** – Proposed Future Land Use Concept Map & Land Use Definitions (2024)
- C. **Broadmoor-Broadway Village** – Recommended Land Use Map (1988)
- D. **Neighborhood Meeting Summary from May 6, 2024**
- E. **Arroyo Chico Area Plan** – Subarea 2 Plumber-Country Club Neighborhood Map
[Note: This map includes the area that is now BBVN.]
- F. **Broadmoor-Broadway Village** – Current Zoning Map