

Christina Anaya

From: PlanningCommission
Sent: Monday, August 11, 2025 11:49 AM
To: Daniel Bursuck; Ian Wan; Carver Struve; Christina Anaya; Nicholas Martell
Subject: FW: [EXTERNAL] Major Streets & Routes Plan Update – Request to remove Limberlost Dr and Mountain Ave upgrades

From: Bonnie Poulos <poulosbt@gmail.com>
Sent: Monday, August 11, 2025 11:48:41 AM (UTC-07:00) Arizona
To: PlanningCommission <PlanningCommission@tucsonaz.gov>; cityclerk <cityclerk@tucsonaz.gov>
Cc: Claire Aragon <clairearagonis@yahoo.com>; Georgina Lambert <ladygeorge56@gmail.com>; Jim Brooker <j.brooker@hotmail.com>; John Willmann <willpower@toast.net>; Shelley Newkirk <shelley.newkirk@me.com>; Bonnie Poulos <poulosbt@gmail.com>; Tom and Amanda Tronsdal <tommyt@canyonfence.com>; James Castaneda <James.Castaneda@tucsonaz.gov>; Patrick Hartley <Patrick.Hartley@tucsonaz.gov>; Julie Katsel <jkatsel@arizona.edu>
Subject: [EXTERNAL] Major Streets & Routes Plan Update – Request to remove Limberlost Dr and Mountain Ave upgrades

Planning Commissioners,

The update to the Major Streets and Routes Plan (MS&R) contains a proposal to upgrade two streets within the Campus Farm neighborhood from “local” to “collector” street status. Members of the Campus Farm Neighborhood Association (CFNA) and Limberlost Neighborhood Association (LNA) met with Department of Transportation and Mobility (DTM) staff to understand why these changes are being proposed and to make them aware of our concerns regarding these changes. As a result of that meeting, the **CFNA is requesting that the proposed upgrades to Limberlost Dr and to Mountain Ave (between Limberlost Dr and Roger Rd) remain designated as Local streets in the MS&R plan.**

All of the development on the short stretch of Mountain Ave from Roger to Limberlost is either built out as residential or is part of the University Campus Agricultural Center (CAC). There are no practical or safety reasons to upgrade this portion of Mountain Ave to collector street status, except to tie it into the collector street status that exists south of Roger to the University. No road improvements are planned for this 0.2 mi stretch of Mountain Ave and the neighborhood does not desire any additional lighting on this roadway.

Likewise, the majority of development along Limberlost Dr is residential except at the nodes with arterial streets. The CFNA and LNA have struggled with increasing traffic and vehicle speeds and the lack of sidewalks on portions of the roadway. We have supported development projects at the nodes and some rezonings of residential properties. But we have also required access to major streets as a criteria for increased density and have depended on parking requirements in the land use code to ensure that new development does not negatively impact local streets. Limberlost has seen an increase in traffic over the decades,

and the City has accommodated commercial development by placing traffic signals at the intersections of Limberlost with several arterial streets. DTM staff informed us at the meeting that roadway improvement plans for Limberlost that are already underway will be constructed whether Limberlost remains a local street or is upgraded to a collector street. DTM staff indicated that the primary reasons for proposing the upgrade are the traffic volumes on Limberlost and to align it with the Federal Functional Classification (FCC) of the roadway.

There are several reasons to retain Limberlost and Mountain as local streets.

First, if Limberlost is upgraded to a collector street it will place it 0.2 mi from the collector street to the south (Roger Rd) and 0.25 mi from the arterial street to the north (Wetmore Rd). We do not know of any other major street in Tucson that is less than 0.5 mi from the next parallel major street.

Limberlost is primarily residential except at the nodes with the arterial streets. As such, we want to retain the residential uses and not be faced with future requests for commercial development along the roadway. Since the passage of the Community Corridor Tool, development issues along collector streets within the interior of established neighborhoods is a huge concern. Upgrading Limberlost to a collector will introduce development pressures that will bypass the Northside Area Plan guidelines by permitting increased density without the need for a rezoning.

There are no safety reasons for making this upgrade. Improvements currently being planned for Limberlost will proceed even if it remains a local street. No improvements are planned for Mountain. The proposal to upgrade them seems to be mostly a bureaucratic decision based on metrics that we believe ignore the residential nature of the streets and the future development pressures that will result from making them major streets.

The Campus Agricultural Center (CAC) is a crucial neighbor to the Campus Farm neighborhood residents, and it serves the entire community through its educational and extension services. If these proposed upgrades to Limberlost and Mountain are approved, the CAC property west of Campbell Ave will be bounded by major streets on all sides. We do not wish to see the developmental pressures that will occur as a result of this designation. The CAC needs to remain an agricultural use to maintain the accreditation of the Veterinary Medical School and these proposed upgrades to Limberlost and Mountain are not in the best interest of that goal.

The Campus Farm Neighborhood Association respectfully requests that the Planning Commission recommend removal of the proposed collector street status for Limberlost Dr and for the stretch of Mountain Ave from Limberlost to Roger from the update to the Major Streets and Routes Plan.

Thank you for your consideration of this request.

Sincerely,

Bonnie Poulos,
on behalf of the CFNA

From: [PlanningCommission](#)
To: [Daniel Bursuck](#); [Ian Wan](#); [Carver Struve](#); [Christina Anaya](#); [Nicholas Martell](#)
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