

EL MONTEVIDEO NEIGHBORHOOD PLAN

**CITY OF TUCSON
PLANNING DEPARTMENT**

**Adopted September 25, 1973
Amended February 27, 1995**

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FORMAL ACTION

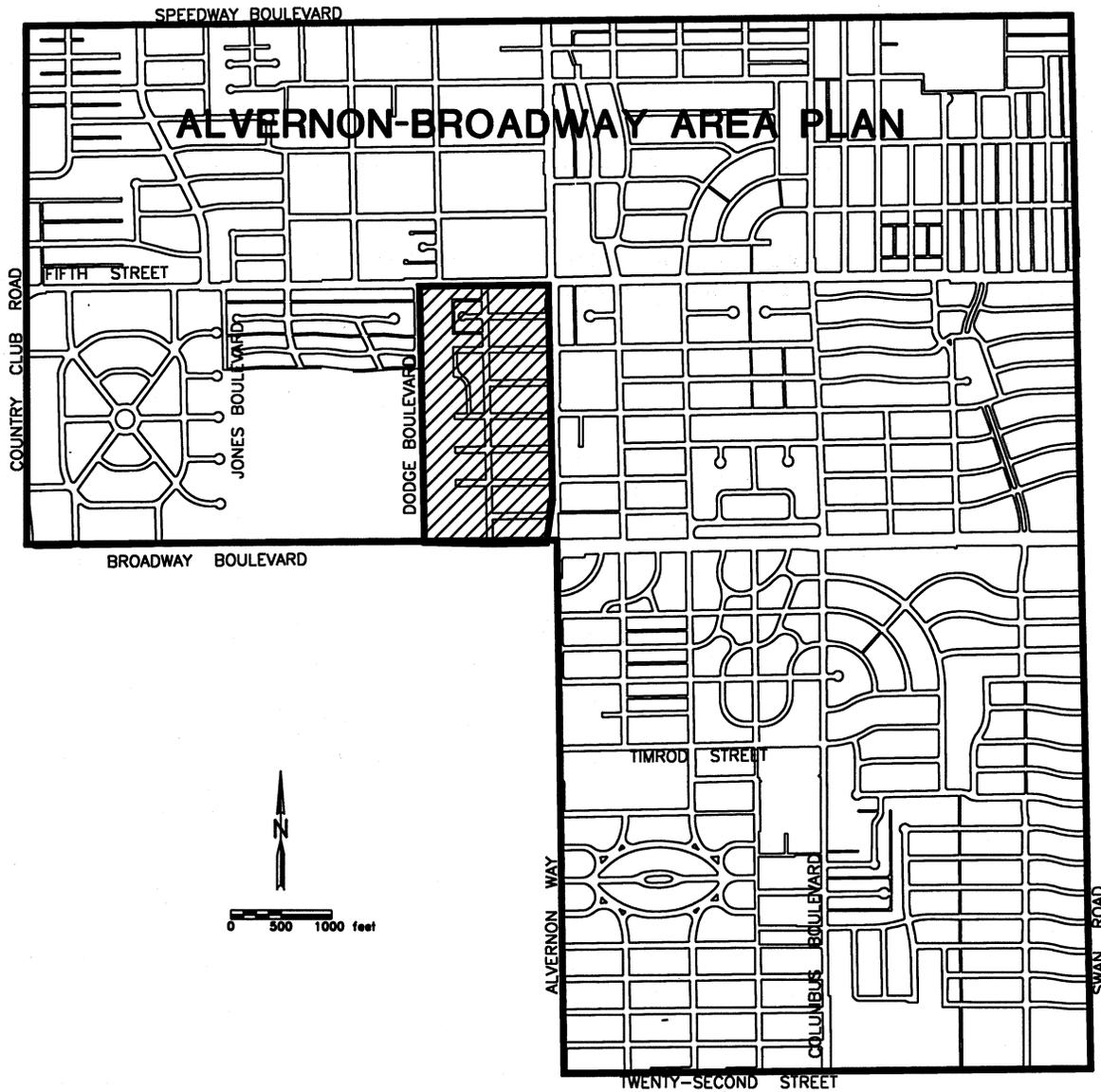
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 Mayor and Council - February 27, 1995

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EL MONTEVIDEO NEIGHBORHOOD PLAN LOCATION MAP

PLAN PURPOSE

The purpose of the *El Montevideo Neighborhood Plan* is to reaffirm and maintain the predominantly single family residential character of the area.

OVERVIEW OF PLAN AREA

The *El Montevideo Neighborhood Plan* encompasses an area of approximately 80 acres in the central part of Tucson. The neighborhood is directly east and adjacent to the El Con Mall. Three arterial streets, Fifth Street, Alvernon Way, and Broadway Boulevard, with average traffic volumes in excess of 25,000 vehicles per day, border the neighborhood on three sides. The interior of the neighborhood and the Alvernon Way edge are mainly single-family residential. The southern or Broadway Boulevard edge is a mix of commercial, office, and vacant property extending a minimum of one block northward into the single-family residential area. The western edge of the neighborhood includes an overflow parking area for El Con Mall and a relatively densely developed multi-family area at the corner of Dodge Boulevard and Fifth Street. The northern edge of the neighborhood along Fifth Street is a mix of single-family residential, office, and commercial uses. A portion of the single-family area has been accepted for registration as a National Register Historic District.

The original *El Montevideo Neighborhood Plan* was adopted on September 25, 1973 and has never been amended. This update of the *El Montevideo Neighborhood Plan* has been developed in conjunction with the preparation of the *Alvernon-Broadway Area Plan*.

BOUNDARIES

The El Montevideo neighborhood is bounded by Dodge Boulevard (or Dodge Boulevard extended) on the west, Fifth Street on north, Alvernon Way on the east, and Broadway Boulevard on the south.

PLAN IMPLEMENTATION

The policies and recommendations in the *El Montevideo Neighborhood Plan* are implemented through the rezoning process, new zoning regulations adopted by ordinance, public works projects (including road, sewer and public facilities improvements), and public real property acquisition. Generally, the rezoning process is the primary implementation tool for area and neighborhood plans. The *El Montevideo Neighborhood Plan* is located within the boundaries of the *Alvernon-Broadway Area Plan*. The *El Montevideo Neighborhood Plan* provides specific direction for properties within its boundaries. In event of any conflicts between the *Alvernon-Broadway Plan* policies, the *Neighborhood Plan* policies take precedence over the more general policies of the *Area Plan*.

I. LAND USE POLICIES

A. Residential Policies

Residential Background: Many of the residences were constructed from 1930 to 1950, providing a historical context to the area. In addition, some of the area residences are architecturally unique and include designs by noted Tucson architect, Josias Joesler. The Residential Policies respond to this issue by addressing the design of any new development as it relates to compatibility with the character and features of the surrounding uses, especially the low-density residential development. The design of new development is also an issue because of the potential change existing zoning would allow. Though property owners understand this *Plan* can not limit development rights under existing zoning, they wanted to encourage compatible development with existing low-density residential uses. In addition, residents continue to be concerned about through-traffic and traffic impacts from major streets on existing single-family residential units.

Intent Statement: The El Montevideo residential area has remained viable and stable as a mainly single-family residential neighborhood despite the pressures of more intense development to the west and increased traffic volumes on the major streets bordering the neighborhood. These residential policies are intended to guide future development and ensure a more harmonious relationship between existing single-family residential and new residential and non-residential development.

Residential Goal: Encourage new residential development that preserves and enhances the existing residential character of the area.

1. Preserve and enhance the integrity of established low density single-family residential development through the use of existing zoning patterns (see Land Use Map).
 - a. Encourage residents to identify and establish a list of features such as building materials, colors, landscaping, or building design, which by repetition characterize their area, in conjunction with the El Montevideo Neighborhood Association Architectural Design Review Committee.
 - b. Encourage residents to record, publicize, and disseminate to the neighborhood, the general public, potential developers, and the City Planning Department the list of features characterizing the area which

has been accepted by the neighborhood association, through the El Montevideo Neighborhood Association Architectural Design Review Committee.

- c. Encourage the neighborhood association to work with residential developers to incorporate one or more of these design features in future remodeling and in new construction.
- 2. Improve and preserve the quality of life in residential areas.
 - a. Ensure that new residential development and redevelopment is sensitively designed to enhance existing land uses by compatibility of scale, density, and character.
 - 1. Require appropriate design elements and buffering techniques to be shown on rezoning preliminary development plans and development plans during the rezoning and associated development review processes.
 - 2. Locate second floor windows and balconies to ensure privacy of adjacent residential.
 - 3. Screen mechanical equipment and trash collection areas. Locate trash collection areas away from adjacent residential uses.
 - 4. Encourage the use of low-level outdoor lighting and require lighting to be shielded or directed away from adjacent residential uses.
 - b. Require all parking and vehicle maneuvering to be located off-street.
- 3. Promote residential infill in appropriate locations.
 - a. Low density, single-family development as shown on the El Montevideo Land Use Map.
 - b. Medium to High density residential development as shown on the El Montevideo Land Use Map.
- 4. Recognize and preserve the historical character of the neighborhood.
 - a. Encourage residents to research information on the historical aspects of their homes. Request all residents having historical information to present it to the neighborhood association for compilation.

- b. Maintain the designation of a National Register Historic District for the neighborhood.
 - c. Consider application for designation as a City of Tucson Historic District.
5. Retain and protect the residential viability of existing low density, single-family residences impacted by any future widening of Alvernon Way by working with Department of Transportation and Planning Department staff:
 - a. Evaluate the Major Streets & Routes Plan (*MS&R*) to consider an amendment which retains the existing street configuration of Alvernon Way.
 - b. Pursue the possibility of limiting any future widenings of Alvernon Way to the east side of the street.
 - c. Discourage all major street improvements which would remove any existing residential structures within the *El Montevideo Neighborhood Plan* boundaries.
 6. Maintain the existing measures and investigate additional techniques with the Department of Transportation to discourage vehicular through traffic in the neighborhood by utilizing street closures, traffic diverters, squeeze downs, speed humps, and/or other devices.
 7. Preserve and maintain the existing street improvements without the use of new street lighting, curbs, or sidewalks, except as supported by the El Montevideo Neighborhood Association.
 8. Discourage home-based businesses which generate additional vehicle trips into the neighborhood and create overflow parking problems.
 9. Discourage the use of the Residential Cluster Project (RCP) to increase existing residential densities.

B. Nonresidential Policies

Nonresidential Background: The residential component of the El Montevideo neighborhood is a relatively small area bounded by heavily traveled arterials on three sides and El Con Mall and the large parking area on the fourth side. In addition to these forces which work against retaining the viability of the existing residential development, most of the properties fronting both Fifth Street and Broadway Boulevard have relatively intense zoning. The combination of these factors have caused the major focus of this section to be directed toward preserving the viability of

existing residential units within the area. The focus of this concern has been limiting nonresidential uses to where they already exist and reducing nonresidential through traffic. Though property owners understand this *Plan* can not limit development rights under existing zoning, they want to encourage compatible development with existing low-density residential uses.

Intent Statement: The nonresidential policies are intended to allow office and commercial development at locations within the plan area that are most suited to handle the intensity of such uses in terms of traffic generated and potential impacts on adjacent residential uses.

Nonresidential Goal: Allow for nonresidential uses in the El Montevideo area when designed in harmony with adjacent development, are allowed under existing zoning, and are responsive to the guidelines established by the El Montevideo Neighborhood Association Architectural Design Review Committee.

1. Limit new nonresidential uses as shown on the El Montevideo Land Use Map when all of the following criteria are met.
 - a. All access can be provided from a major street.
 - b. Parking and maneuvering requirements can be met on-site.
 - c. Screening and buffering for adjacent residential uses can be provided on site.
 1. Require appropriate design elements and buffering techniques to be shown on rezoning preliminary development plans and development plans during the rezoning and associated development review processes (see Plan Administration Guideline 1.b).
 2. Locate second floor windows and balconies to ensure privacy of adjacent residential uses.
 3. Screen mechanical equipment and trash collection areas. Locate trash collection areas away from adjacent residential uses.
 4. Encourage the use of low level outdoor lighting and require lighting to be shielded or directed away from adjacent residential uses.

5. Demonstrate that the design of new structures is consistent with the design criteria established by the Neighborhood Association (see Residential Policy 1).
2. Do not support the transition of existing residential units to residentially-scaled office use.
3. Limit all designated parking areas to surface or non-structural parking.

C. Transportation Policies

Transportation Background: The El Montevideo Plan area is heavily impacted by city-wide through- or crosstown traffic. The *Major Streets and Routes Plan (MS&R)* designates Broadway Boulevard and Alvernon Way as arterials, all of which border the plan area. Arterials are high-volume roadways that typically serve over 12,000 vehicles per day with rights-of-way cross sections designated at 90 to 150 feet. In addition to the arterial designation, both Broadway Boulevard and Alvernon Way are considered "Gateway Routes". Gateway Routes are typically used by residents and visitors to reach major employment, recreational, shopping, and transportation centers, and have special design and landscaping requirements.

Fifth Street is designated as an east-west commuter arterial in the *MS&R*. This is a special designation which acknowledges its function as a commuter route and also its residential character. (Note: Since Plan adoption, Fifth Street has been reclassified as a Collector Street in the *MS&R*.)

Input from the Neighborhood Steering Committee indicated several traffic related issues. Concerns were raised about the volume of traffic major streets in the area presently carry, as well as projected volumes for these streets and the expanded rights-of-way proposed to carry the future traffic volumes. There were also concerns about cut-through traffic on local streets and spill-over traffic from nonresidential uses, which disrupts low-density residential areas. Many policies in this section were developed in response to these concerns.

Intent Statement: The transportation policies are intended to ensure that the transportation network meets the travel needs and addresses traffic-related concerns of area residents, while being consistent with city-wide transportation goals, provides efficient traffic circulation, and protects the interior of existing residential areas from negative traffic impacts.

The policies are to be implemented through the consideration of transportation and traffic issues during the review process for new development and redevelopment within the plan area,

during the design process for future road improvements, and future updates to the *MS&R*.

Transportation Goal: Support a transportation system that preserves and enhances the existing residential character of the area.

1. Discourage all major street improvements which would remove any existing residential structures within the El Montevideo Neighborhood (see Residential Policy 5).
 - a. Evaluate the *MS&R* to consider an amendment for Alvernon Way to retain the existing street configuration.
 - b. Pursue the possibility of limiting any future widenings of Alvernon Way to the east side of the street.
2. Should the City widen Alvernon Way along the west side of the neighborhood, examine the possibility for the City to completely purchase properties (total takes) involved in any widening on the west side of Alvernon Way to allow for the provision of adequate space to provide noise mitigation measures and a landscaped buffer to remaining residential uses.
3. Evaluate the *MS&R* to consider an amendment to redesignate Fifth Street as a collector street, and downsize Fifth Street to a three lane cross-section with bike lanes and bus pullout areas.
4. Encourage the reevaluation of the Broadway Corridor Study.
5. Maintain the existing measures and investigate additional techniques with the Department of Transportation to discourage vehicular through traffic in the neighborhood by utilizing street closures, traffic diverters, squeeze downs, speed humps, and/or other devices.
6. Preserve and maintain the existing street improvements without the use of new street lighting, curbs, or sidewalks, except as supported by the El Montevideo Neighborhood Association.
7. Encourage the City, the owners of El Con Mall, and surrounding neighborhoods to participate in an interim circulation study which addresses the traffic impacts of El Con on the surrounding neighborhoods.
 - a. Consider a right turn lane on Broadway Boulevard at Dodge Boulevard to allow west bound traffic on Broadway to more easily turn north bound on Dodge.

- b. As part of the proposed circulation study for the El Con area, analyze the feasibility of eliminating the traffic signal at the Dodge Boulevard and Broadway Boulevard intersection.
- 8. Maintain the existing condition of no vehicular access from Alvernon Way through El Montevideo Neighborhood into El Con Mall.
- 9. Minimize through traffic into El Montevideo Neighborhood from the shopping area bounded by Broadway Boulevard, Calle Altar, Camino del Norte, and Alvernon Way.

II. PLAN ADMINISTRATION GUIDELINES

Intent Statement: Some subdivision plats, acreage plots, and separate parcels of land incorporate private covenants and other private deed restrictions. While private deed restrictions are not legally recognized by the City of Tucson and do not influence action related to certain approvals and decisions (rezonings, variances, etc.), many of the neighborhood associations diligently enforce them. Developers should inform themselves of whether such private deed restrictions exist because they may affect/influence lot development or use of the property.

On occasion, variance requests from the *Land Use Code (LUC)* and applications requesting a Substitute of Nonconforming Use, Temporary Use, and Conditional Use Permits are submitted to the Planning Department for consideration. Although, under the *LUC*, notification of adjacent residents is required for such requests, these variances are not subject to plan compliance requirements under State statutes. However, when an application is submitted, staff will refer to plan policies to formulate staff's position on these applications/ requests. Based on whether the variance request complies with the intent of the pertinent area plan policies, staff may not support the request, support it as requested, or support the request with added conditions that make the variance more palatable.

Administration Goal: These guidelines are intended to identify the responsibilities of the City of Tucson Planning Department and Citizen Participation Office, developers, and the neighborhood association representatives in the plan implementation process.

- A. Guidelines:

1. Provide for citizen input in the plan implementation process.
 - a. Developers/builders are required to notify and offer to meet with affected neighborhood association(s) and property owners regarding rezoning requests prior to submittal of the rezoning application (Development Standard No. 1-07.0).
 - b. Condition rezoning cases to require developers to notify and offer to meet with affected neighborhood association(s) and property owners prior to submittal of development review applications and require developers to provide documentation of the meeting with the developmental review application.
 - c. Prior to formalizing a development plan, encourage developers/builders to notify and offer to meet with affected neighborhood association(s) and property owners for the purposes of obtaining input and recommendation.
 - d. When rezoning cases are submitted for processing, continue the Mayor and Council policy to notify affected neighborhood association(s) through the Citizen Participation Office.
 - e. Strongly encourage affected neighborhood associations to forward comments on proposed development projects to appropriate review bodies. Comments should be submitted as early as possible to ensure their review by staff.
 - f. Continue to encourage neighborhood associations within the plan area to maintain up-to-date records of association representatives with the City's Citizen Participation Office.
 - g. Continue to require City agencies to contact affected neighborhood associations of proposed projects in the area.
 - h. Strongly encourage other governmental agencies to contact affected neighborhood associations of proposed projects in the area.
2. Rezoning applications must demonstrate compliance with *El Montevideo Neighborhood Plan* Policies and the General Design Guidelines.

