

# **GROVES NEIGHBORHOOD PLAN**

**CITY OF TUCSON  
PLANNING DEPARTMENT**

**DECEMBER 1976**

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**Adopted by Mayor and Council -December 13, 1976 - Resolution #10061**

# THE GROVES NEIGHBORHOOD PLAN

## TABLE OF CONTENTS

	page
I. FORMAL ACTION .....	1
II. PROFILE/RELATED PLANS.....	1
III. PURPOSE .....	1
IV. ADOPTED POLICIES AND RECOMMENDATIONS.....	1
Objectives.....	1
Land Use .....	2
Annexation .....	4
Parks & Recreation.....	4
Section 33 Development .....	5
Drainage .....	5
Transportation .....	5
Community Center .....	6
Education.....	7
Note .....	7
THE GROVES NEIGHBORHOOD LAND USE MAP .....	8

## THE GROVES NEIGHBORHOOD PLAN

### I. FORMAL ACTION

Mayor and Council - December 13, 1976 - Resolution #10061 (Adoption)  
July 5, 1983 - Resolution #12340 (Amendment)  
December 3, 1984 - Resolution #12941 (Amendment)  
July 6, 1987 - Resolution #14111 (Amendment)  
June 25, 1990 - Resolution #15359 (Amendment)  
October 3, 2006 – Resolution #20467 (Amendment)

Citizens Advisory Planning Committee - October 20 & 21, 1976  
May 3 & 4, 1983  
August 14 & 15, 1984  
June 4, 1986  
June 6, 1990  
Planning Commission August 2, 2006

### II. PROFILE/RELATED PLANS

The Groves is a square-mile neighborhood in the southeast portion of the City bounded by Escalante Road on the north, Pantano Road on the east, Irvington Road on the south and Kolb Road on the west. The Kinnison Ranch Diversion Channel runs through the western half of the neighborhood from south to north. The plan area is approximately 1.0 square miles.

### III. PURPOSE

This plan was the result of initial neighborhood efforts to reverse the rising juvenile delinquency in the area. As residents examined the issues concerning neighborhood youth, other problems became evident. Drainage, social and health services, traffic circulation, parks, and water and sewer availability were problems identified in this process. The Groves Neighborhood Plan provides direction for correcting existing problems and guidelines for future development.

### IV. ADOPTED POLICIES AND RECOMMENDATIONS

GOAL: To provide a framework for creating a safe, attractive, functionally-integrated neighborhood environment, consistent with community-wide land use policies and resources.

## THE GROVES NEIGHBORHOOD PLAN

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### Objectives

1. To provide a balanced land use mix, including a variety of residential densities and housing types for a variety of income levels, open space, and commercial uses, meeting the needs of the existing and future residents;
2. To reduce negative environmental impacts from increased urbanization;
3. To provide for adequate public services and facilities to meet the needs of present and future residents and businesses;
4. To provide for a pleasant environment for each land use, buffered where necessary from adjacent incompatible land uses;
5. To provide a variety of safe transportation alternatives;
6. To provide for other social and cultural needs of the residents.

### Land Use

1. Rezoning and subdivision should be allowed to proceed on all undeveloped parcels within the Groves (Section 32, T14S, R15E), with building permit issuance being conditional upon adequate sewer availability, consistent with existing sewer policy.
2. Rezoning to low-density residential development (7,000 square foot lots) should be allowed on the following sites: (1) the parcel at Pantano and Poinciana, and (2) the parcel at Irvington and Prudence.

(December 3, 1984, Resolution #12941, GNP Land Use Policy 2)

3. Recommend a mix of residential type of development on the 98 acres of vacant State Trust land. Development design criteria for this parcel is specified in Subarea Two of the *South Pantano Area Plan*.

(December 3, 1984, Resolution #12941, GNP Land Use Policy 3)

4. In addition to the low density consideration, it is important to ensure a quality living environment. The following considerations should be given in eventual development of the State land:
  - a. an acceptable development/concept plan should be created for the entire acreage before any actual development occurs.
  - b. cluster design should be encouraged to ensure that as much natural vegetation be maintained as possible.

- c. natural vegetation should be retained along the wash, with the potential for developing a mini-linear park.
  - d. noise and visual screening should be provided between the residential area and the I-1 use, if allowed to remain.
  - e. landscapes/screening should be provided between the Davis Monthan airplane storage and the residential development.
  - f. orientation of homes should be away from Davis Monthan Air Force Base, i.e., fronting of the homes should be along internal streets.
  - g. linkage should be provided across the wash for residents on the west to have access to the school and park.
  - h. innovative site planning and development should be encouraged.
  - I. natural drainage ways should be used to minimize use of the internal street system as drainage.
5. Industrial use should be phased out from the triangular parcel at Kolb and Irvington.
6. The remaining acreage of the parcel at Escalante and Pantano, currently zoned SR, should be allowed to develop with a mix of uses which could include office and/or residential self-storage units and/or medium-density residential with the following included in the concept plan:
- a. The average residential density for residential portion will be 11 units per acre, compatible with existing single family units to the south.
  - b. The structure heights will be no greater than 25 feet and limited to one story units in the southern half of the site.
  - c. No access from the site will be allowed onto Evergreen, except in a mixed use development.
  - d. A 5-foot masonry wall will be placed along the southern and eastern edges of the site.
  - e. Landscaping will be provided to include:
    - 1) drought-resistant vegetation to be placed along the outside of the southern wall.
    - 2) drought-resistant vegetation to be placed along the western and northern edges.

(July 6, 1987, Resolution #14111, GNP, Land Use Policy 6.)

## THE GROVES NEIGHBORHOOD PLAN

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### Annexation

1. The western portion of the Groves neighborhood should be annexed.
2. Upon annexation, the City should not be bound to the *Site 89 Neighborhood Zoning Plan*.
3. Upon annexation of the western portion of the Groves neighborhood, the City's zoning intent would be to zone consistent with the Groves' land use plan.
4. Until annexation is complete, an SR zoning should be retained on all vacant County parcels.

### Parks and Recreation

1. The ten-acre Groves Neighborhood Park should be a fully developed recreational park.
2. The parcels delineated as A, B, and D on the accompanying exhibit (Land Use Map) should retain a natural vegetative state for the near future and be minimally developed at a later date as the City Parks and Recreation Department budget and priorities allow.

(June 25, 1990, Resolution #15359, GNP Park and Recreation Policy 2)

3. Site planning on the three open space parcels should ensure planning consistent with resident needs and wishes and City Parks and Recreation Department constraints.

(June 25, 1990, Resolution #15359, GNP Park and Recreation Policy 3)

4. The site planning and design for the three open space parcels should include consideration for Tucson's unique characteristics: the sun, the heat, the mild winter, the lack of water, flood problems, rich and varied cultural traditions, remarkable and irreplaceable natural vegetation.

(June 25, 1990, Resolution #15359, GNP Park and Recreation Policy 4)

5. Input from the Groves' residents should be obtained during all stages of planning and development of the neighborhood park, the open space parcels and the Southeast Regional Park.
6. An agreement should be made between the City Parks and Recreation Department and Tucson School District #1 for joint use of the Lyons Elementary School open space.
7. Future development plans of the new vacant state land should include retention of the natural vegetation along Kinnison Wash and possible development of a mini-linear park.

8. Residents should be encouraged to initiate an improvement district for landscaping the median strips with emphasis on low cost, low maintenance and water conservation.
9. The provisions of a recreation center within the Southeast Regional Park, with specific conditions for the inclusion of social services, should be evaluated as part of the *Parks, Recreation and Open Space Master Plan*.

**Section 33 Development**

1. The 200-acre area designated within Section 33 (T14S, R15E) as Priority-1 acreage should be developed as the Southeast Regional Park, with linkages provided to the Groves Neighborhood.
2. An SR zone classification should be maintained in Section 33 (T14S, R15E) until adequate services such as water, sewer and schools can be provided.
3. Prior to preparation of development plans for Section 33, a neighborhood plan should be developed.

**Drainage**

1. The City Engineering Division should study the impacts of existing and future development on the neighborhood drainage pattern and determine appropriate methods for making any needed improvements.
2. The crossing at Kinnison Wash and Escalante Road should receive priority for a box culvert by the County Highway Department and be designed to accommodate a minimum 100 year storm runoff.
3. A footbridge should be constructed at Escalante and the Kinnison Ranch Diversion channels to coincide with construction of the box culvert.
4. If additional residential development occurs on the currently vacant state land, the developer should be requested to construct a pedestrian footbridge across the Kinnison Ranch Diversion Channel.
5. Footbridges should be constructed where (1) Dogwood Avenue crosses the drainageway and (2) Prudence Road crosses the drainageway.

**Transportation**

1. The Department of Transportation should continue to monitor the public transit needs of the residents in order to adequately serve the neighborhood.

## THE GROVES NEIGHBORHOOD PLAN

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2. The Department of Transportation should work with residents to jointly develop a mini-transportation plan for the neighborhood, to include investigation into:
  - a. placement of bench stops, bike racks, etc.
  - b. possible use of mini-buses for non-rush hour trips.
  - c. development of north-south route.
  - d. cooperative effort between City and Davis Monthan for transit services.
3. The streets bordering the Groves Neighborhood should continue to be monitored in relation to street improvement criteria and upgraded at the earliest opportunity.

(July 5, 1983, Resolution #12340, GNP Transportation Policy 3)

4. Residents should be encouraged to initiate a street improvement district in order to bring the internal street system above City standards.
5. A light should be installed at Kolb and Escalante at such time as warrants are met.
6. A sign survey should be initiated by the Department of Transportation, Traffic Engineering Division, for the Groves neighborhood.
7. Phase III of the *Tucson Regional Bikeways Plan* should be implemented in the Groves Neighborhood, with necessary resolution of identified problems by the Department of Transportation, to include right-of-way agreements with the State Land Department and evaluation of the appropriateness of using the drainageway.
8. During Phase III, evaluation of a perimeter bikeway should be made.
9. The bikeway network should provide linkage to the neighborhood park and the regional park.

### **Community Center**

1. The City should initiate a detailed social services needs analysis for the Groves Neighborhood.
2. The location of Multiservice Center D should be responsive to the Groves Neighborhood and attempts should be made to include the neighborhood within the secondary service boundaries.
3. The northeast corner of the intersection of Escalante and Pantano should be considered in the detailed site analysis for Multipurpose Center D.
4. The site location for Multiservice Center D should be consistent with the locational criteria of the *Multiservice Center Plan* including the following factors: accessibility, identifiability, proximity to existing community facilities and shopping, impact on adjacent uses, neutrality to neighborhood boundaries, cost and resident input.

**Education**

1. If additional development occurs, Tucson School District #1 should work jointly with the neighborhood residents and the City Planning Department to analyze the most appropriate method for alleviating overcrowding at Lyons Elementary School.
2. Tucson School District #1 should continue to monitor Carson Junior High School and Santa Rita High School in order to take appropriate action if overcrowding should occur.
3. Pima Community College should continue to expand and update courses offered at Santa Rita High School.
4. The residents should be encouraged to reinstitute the Community Schools Program at Lyons Elementary School in order to jointly use existing facilities to meet community needs.
5. Federal funding should be sought for hiring a part-time Community School Director for the Groves.

**Note**

At the time of adoption, over half of the Groves area was outside the City. While the City may adopt plans covering areas not yet annexed, they have no legal effect until the area is annexed. No additional public hearings were required since the balance of the area covered by their plan was annexed within 12 months of the public hearings conducted on the plan by the Citizens Advisory Planning Committee and the Mayor and Council.

