

INTERIM LAND USE POLICY

**CITY OF TUCSON
PLANNING DEPARTMENT**

July 5, 1983

Este documento se publica en inglés solamente. Los ciudadanos de habla hispana pueden llamar al Departamento de Planificación Municipal de Tucson para pedir ayuda en la traducción de este documento. Favor de hablar al 791-4505, o pase al Departamento de Planificación Municipal en el tercer piso del ayuntamiento municipal, 255 oeste de la calle Alameda.

**INTERIM LAND USE POLICY
Annexed Area West of Silverbell Road**

I FORMAL ACTION

Mayor and Council - July 5, 1983

Hearings: Mayor and Council - July 5, 1983
Citizens Advisory Planning Committee - May 17 and 18, 1983

II Profile/Related Plans

The interim Land Use Policy for the Annexed Area West of Silverbell Road was initiated for the parcels annexed to the City in 1980 (Goret/Silverbell Annexation). The boundaries reflect the incorporated area north of Ironwood Hill Drive and west of Silverbell Road. The area totals .276 square miles and is adjacent to the *Santa Cruz Area Plan*.

III Purpose

The Interim Land Use Policy was proposed for adoption by Mayor and Council on July 5, 1983, in conjunction with a proposed amendment to the 1978 adopted *Santa Cruz Riverpark Plan*. The amendment was adopted in Resolution #12338.

The Interim Land Use Policy was advertised and discussed at three public hearings. The City Manager's Communication #683, dated July 5, 1983, recommending adoption of the Interim Land Use Policy, was received and made a part of the record in conjunction with Resolution #12338.

IV Policies and Recommendations

As small portions of land are annexed to the west of the *Santa Cruz Riverpark Plan* and north of *Tumamoc Area Plan* boundaries, guidance is needed for decisions regarding original City zoning and development requests. Eventually, a new area plan will be developed for this area as the need warrants and size of the area within corporate boundaries increases. Until that time, the following recommendations should be considered when establishing City zoning or reviewing rezoning requests.

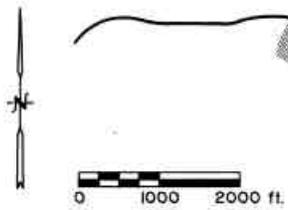
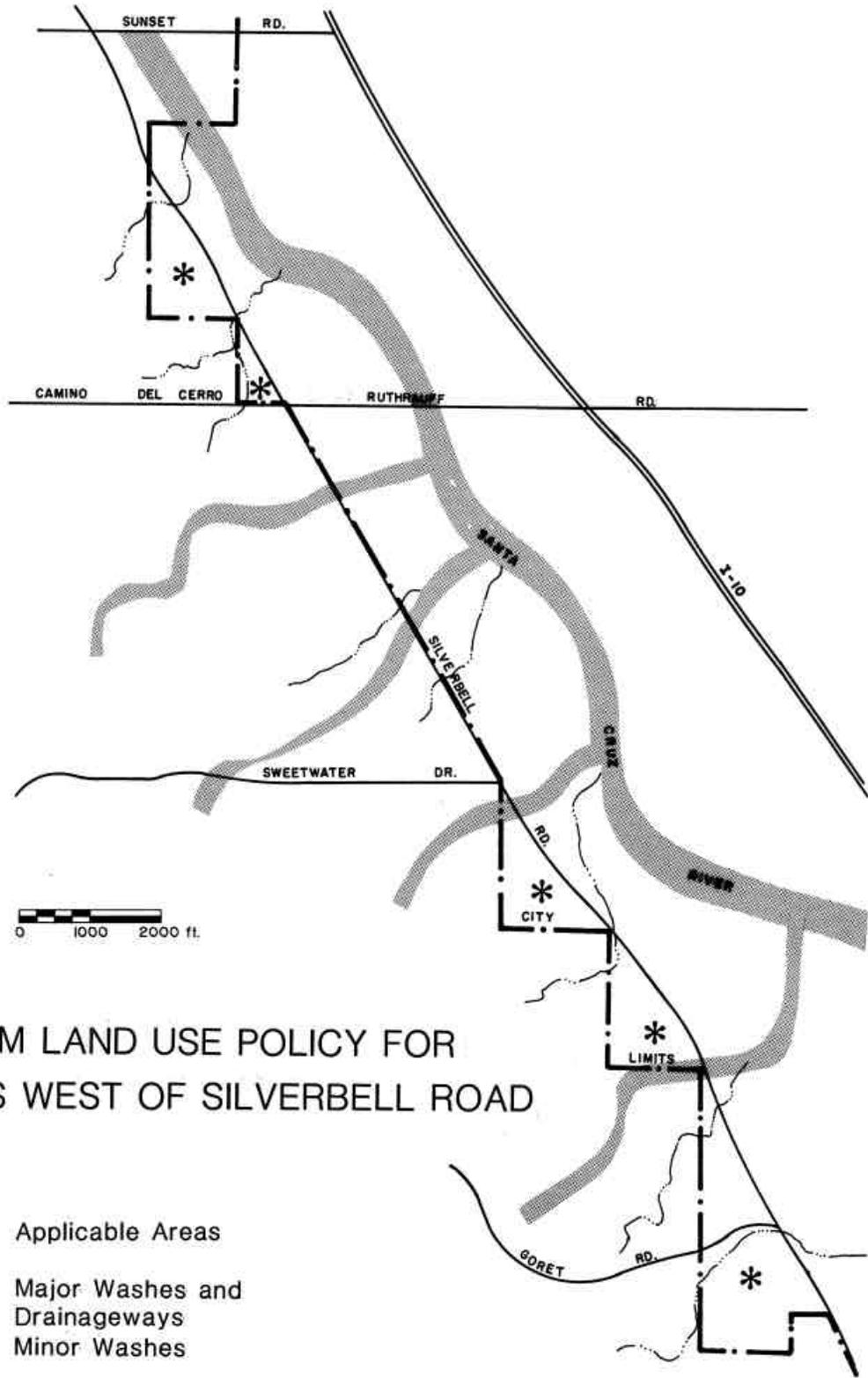
Recommendations included in Pima County's *Tucson Mountain Area Plan* should be generally used for guidance in establishing land uses, development densities, and original City zoning. Emphasis should be placed on preserving the natural character of the area. Terrain ranges

Interim Land Use Policy

from gently rolling to steep bluffs and mountain foothills. Any development should be done consistent with natural terrain features. Drainageways should be maintained in their natural states. As much native vegetation as possible should be preserved. Development should be clustered in flatter, buildable areas. Zoning patterns should reflect this concept. Density transfers should be allowed when the above conditions are met.

Development fronting on Silverbell Road should be done consistent with guidelines proposed in the *Major Streets and Routes Plan* for scenic routes. Residential land uses are preferred and development should be done sensitive to terrain considerations with a minimum of grading. Cluster development is encouraged consistent with considerations outlined above. Any commercial or office development should be limited to areas identified in the *Tucson Mountain Area Plan*. In all cases, adjacent residential uses must be adequately buffered from proposed developments.

This policy shall remain in effect until a more comprehensive area plan is developed for the area. It should be reviewed on a timely basis in conjunction with *Tucson Mountain Area Plan* reviews.



INTERIM LAND USE POLICY FOR AREAS WEST OF SILVERBELL ROAD

Legend

- * Applicable Areas
-  Major Washes and Drainageways
-  Minor Washes
-  City Limits

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