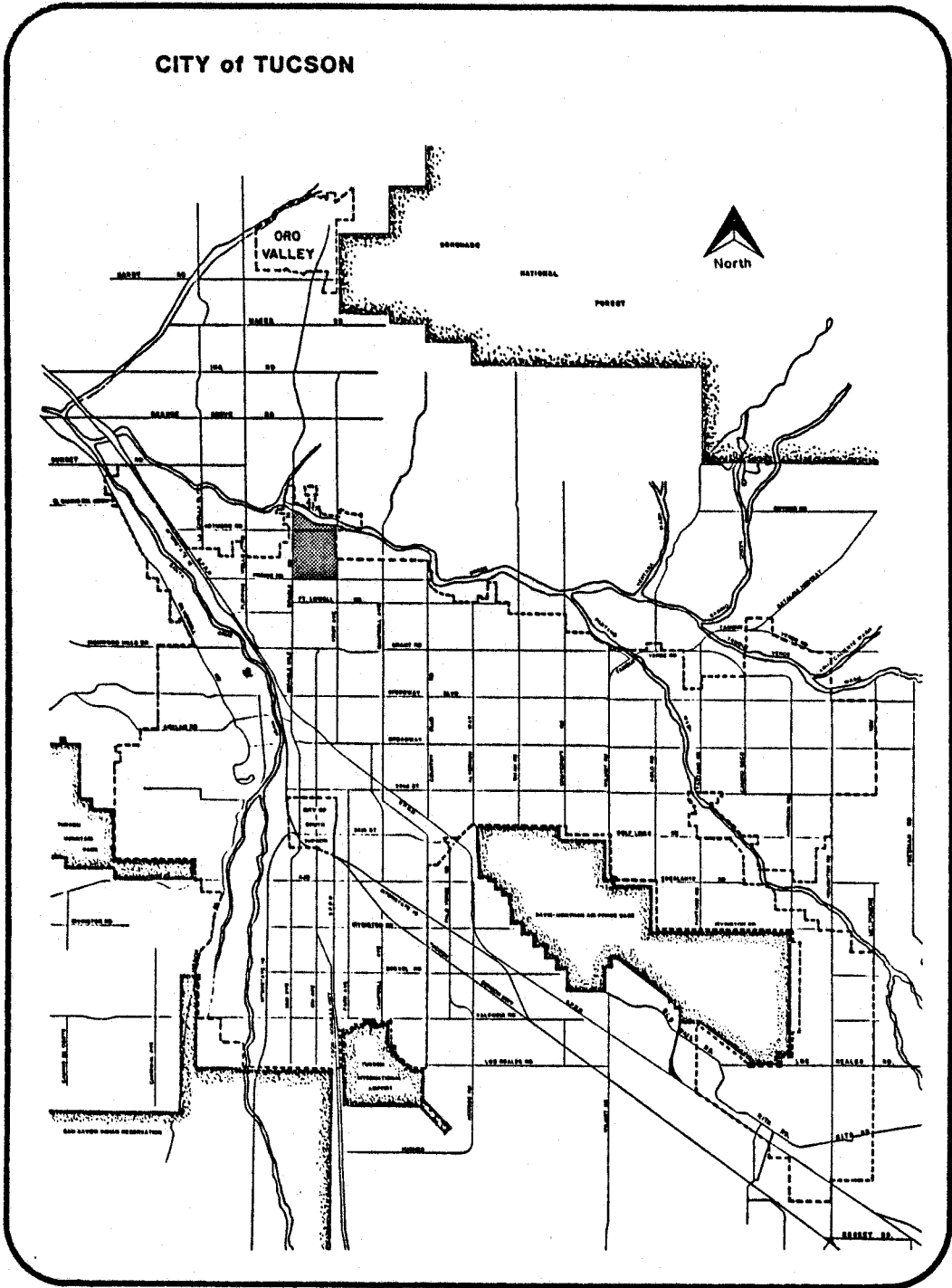


NORTH STONE NEIGHBORHOOD PLAN



**ADOPTED SEPTEMBER 22, 1986
RESOLUTION NO. 13791
AMENDED OCTOBER 26, 1987
RESOLUTION NO. 14237
AMENDED FEBRUARY 12, 1990
RESOLUTION NO. 15212
AMENDED NOVEMBER 27, 1995
RESOLUTION NO. 17093
AMENDED JANUARY 10, 2000
RESOLUTION NO. 18475**

NORTH STONE NEIGHBORHOOD PLAN



TUCSON METROPOLITAN AREA

LEGEND:



NORTH STONE NEIGHBORHOOD

NORTH STONE NEIGHBORHOOD PLAN

September, 1986

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North Stone Neighborhood Plan

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Formal Action

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October 26, 1987
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January 10, 2000

Citizens Advisory Planning Committee - August 6, 1986
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November 1, 1994
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For further information regarding this document, please call 791-4505.

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INTRODUCTION

Overview

Based on the information collected during the inventory process, the North Stone area appears to be in a state of transition, as large, single-family lots are converting to higher density residential uses and nonresidential uses. This transition is due, in part, to the development along Oracle Road, such as the Tucson Mall, and current and projected road improvements in the area.

The Stone Maddox realignment, for example, now provides crosstown access to a major activity center where originally only a local street existed. In addition, Stone Avenue will be extended from Wetmore to River Road, with a bridge over the Rillito Creek as part of the long-range *Regional Transportation Plan (RTP)*. These projected road improvements will increase the importance of Stone Avenue as a major transportation link.

Prince Road is also an important connector within the plan area as it provides access to I-10. During the update of the *RTP*, Prince Road or another east-west connector will also be identified. These road improvements and proposed development adjacent to the Tucson Mall will continue to impact on current land uses. It is likely that these changes will continue to generate demand for increased densities and nonresidential zoning in the plan area.

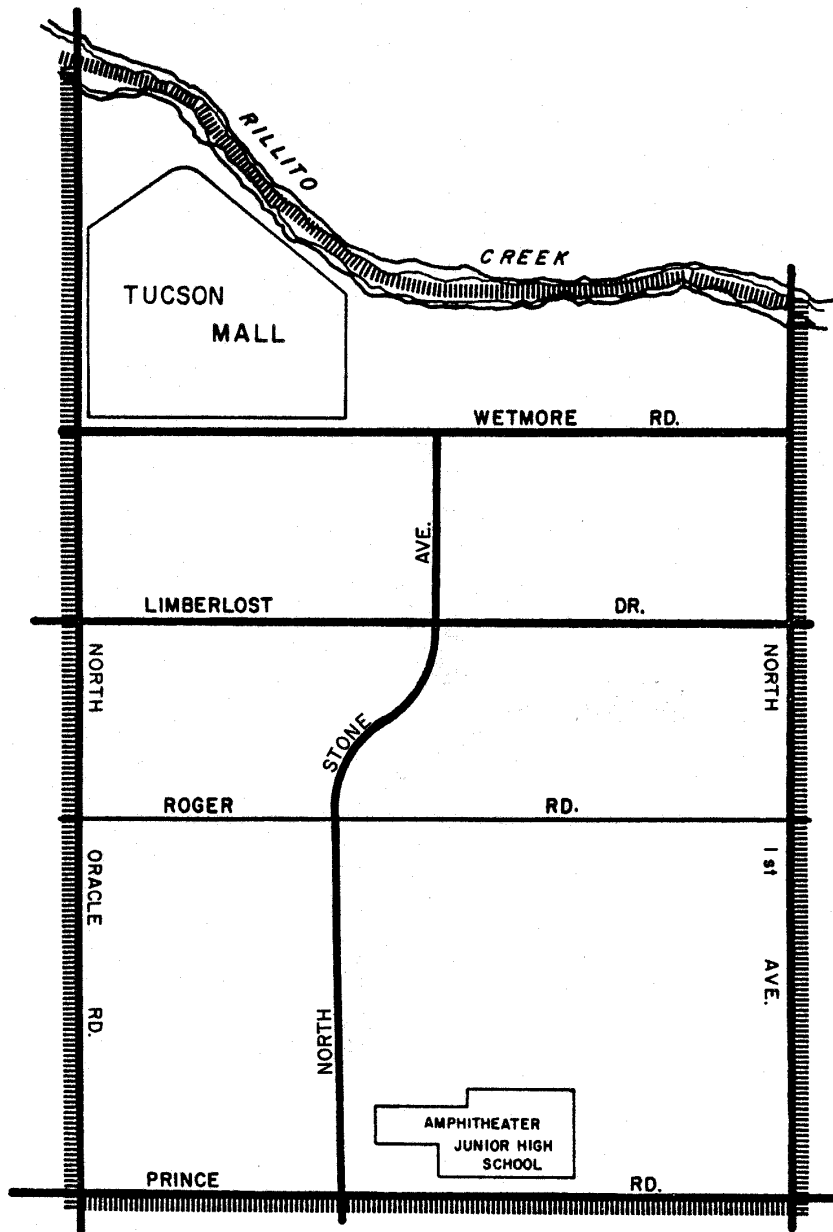
Policy direction is needed to mitigate the potential negative impacts of new development with existing residential uses. The following land use policies are provided to guide future development and ensure the compatibility of new development with existing land uses. These policies and implementation techniques are consistent with the adopted *General Plan*^{*} and other City policies.

Boundaries

The *North Stone Plan* area is located along the northern edge of the City limits (Map 1). The *Plan* area is bounded by the Rillito Creek to the north, First Avenue to the east, Prince Road to the south, and Oracle Road to the west. This area includes the Tucson Mall and the Amphitheater Junior High School. The *Plan* area is approximately 720 acres or 1.13 square miles (Map 2).

* *The General Plan* was originally adopted as the "*Comprehensive Plan*" pursuant to the Tucson *Zoning Code* and, subsequently, the Tucson *Land Use Code*. The term "*Comprehensive Plan (CP)*" was changed to the "*General Plan*" by Ordinance 9517, which was adopted by Mayor and Council on February 12, 2001. This change in title does not affect the content of the Plan.

NORTH STONE NEIGHBORHOOD PLAN



NEIGHBORHOOD BOUNDARY

LEGEND:

||||| NEIGHBORHOOD BOUNDARY

MAP 2

7-87

DEFINITIONS

ACCENT PLANT means a specimen plant having dramatic form or which is otherwise visually interesting or unique.

ADJACENT means properties with one or more contiguous boundary, and across all common rights-of-way and easements.

ARCHITECTURAL ELEMENTS means any structure, including freestanding walls and buildings, or design element, such as a fountain or archway, which is constructed of man-made materials.

ARTERIAL STREET means any street designated as an arterial on the *Major Streets and Routes Plan*.

CLUSTER DEVELOPMENT means a site planning solution in which building lots may be reduced in size and buildings grouped closely together or having common walls, preserving the undeveloped land for buffering and open space.

COLLECTOR STREET means any street designated as a collector on the *Major Streets and Routes Plan*.

COLOR means the hue, intensity, and tonal value of a form's surface; color is the attribute that most clearly distinguishes a form from its environment.

DROUGHT TOLERANT VEGETATION means low water use plants which, after they are established, can survive within the Sonoran Desert climate with little or no supplemental watering.

INTERSECTION OF MAJOR STREETS means a location where two major streets intersect. Parcels considered to be located at the intersection of major streets have access from both intersecting streets.

STREET means any street that primarily serves as access to a residence or other abutting property.

LOT DEVELOPMENT OPTION means an administrative variance for setback requirements.

MAJOR STREETS means both designated arterial and collector streets.

MINI-OASIS means an area of lush vegetation in which plants with high water requirements are concentrated.

OPEN SPACE means Usable Open Space as defined by the Tucson Zoning Code, both active and passive recreational areas, or landscaped areas.

LOW-DENSITY RESIDENTIAL means densities of up to six units per acre; primarily single-family detached units, but including attached units, such as duplexes and townhomes, in some instances.

MEDIUM-DENSITY RESIDENTIAL means a density of up to 14 units per acre including a variety of housing types, such as single-family homes on small lots, duplexes, townhomes, mobile homes, apartments, and condominiums, except if a Planned Unit Development (PUD) is proposed (see PUD).

HIGH-DENSITY RESIDENTIAL means a density of over 14 units per acre, including multi-family developments, such as townhomes, apartments, and condominiums.

PLANNED UNIT DEVELOPMENT (PUD) means an integrally designed residential development, which can offer a diversity of housing types and densities, and which allows for greater design flexibility. Increased densities can be achieved with the PUD option. A PUD is classified as having integrated and usable open space and can also incorporate nonresidential uses within the project site.*

SHAPE means the principal identifying characteristic of form; shape results from the specific configuration of a form's surfaces and edges.

STRIP COMMERCIAL means a pattern of commercial development characterized by incremental additions of single function businesses along a street frontage. Such developments typically have separate vehicular access points and parking for each business, and a lack of pedestrian linkage between individual businesses.

TEXTURE means the surface characteristic of a form; texture affects both the tactile and light-reflective qualities of a form's surface.

UNDERSTORY means vegetation planted below the tree canopy, such as shrubs and groundcover.

VIEW CORRIDOR means an unobstructed line of sight to mountain peaks from at least one point from adjacent development. Mountain views can be partially screened by vegetation.

* PUD and RDP were rescinded by the Mayor and Council on March 9, 1987, Ordinance No. 6642. Cluster type development is allowed under the provisions of the Residential Cluster Project ordinance adopted by the Mayor and Council on March 9, 1987.

PURPOSE

The purpose of the following policies is to provide policy direction for the North Stone neighborhood. The goal of these policies is to allow for development, while mitigating the potential negative impacts of a more intense use abutting a lower density or less intense use. This goal can be accomplished, in part, through the buffering of potentially inharmonious uses. If parcels are consolidated and mitigation or buffering techniques incorporated, potentially inharmonious uses can coexist without adverse impact.

To achieve this goal, policies which emphasize such mitigating techniques have been developed. These policies, found in the section titled Buffering Techniques and Visual Criteria, are meant to be used in conjunction with the land use policies. The buffering policies are also intended to clarify those land use policies which relate to design or mitigation measures.

Rezoning and development proposals in the North Stone neighborhood must be evaluated on the basis of all plan policies and recommendations. No section of the plan stands alone. The policies are designed to complement one another and to create a comprehensive approach to land use planning for the North Stone neighborhood.

PLAN GOALS

The *North Stone Neighborhood Plan* is intended to guide future development in the area, while protecting and enhancing existing neighborhoods.

The overall goals of the plan are to:

1. Encourage a compatible mix of residential, office, and commercial uses in the plan area, while protecting the integrity of existing neighborhoods.
2. Promote the preservation and maintenance of a riverpark along the Rillito Creek, while providing safe and efficient pedestrian linkages, and bike routes from the neighborhood to the park.
3. Provide safe and efficient circulation systems for all modes of transport, including pedestrian.
4. Protect mountain views.

BUFFERING TECHNIQUES AND VISUAL CRITERIA

The following buffering techniques have been developed to allow for continued development, while protecting existing neighborhoods. The techniques are intended to help mitigate the potentially negative impacts of a more intense use abutting a low density or less intense use.

Due to increased development pressures in the North Stone neighborhood and current and future road improvements in the area, the visual continuity of the area has been disrupted. Since an observer's perception of an area is often influenced by the view along major transportation corridors, it is important to provide visual continuity and enhance the image along these streetscapes. The following policies address this goal by recommending that the visual impact of potentially negative views are softened, and that proposed development is sensitive to abutting low density or less intense uses. Several policies concerning landscaping and other design elements have also been formulated.

One of the overall goals of the *North Stone Neighborhood Plan* is to preserve mountain views, whenever possible. Views of the Catalina Mountains are visible from several viewpoints within the North Stone neighborhood. Since the mountain ranges surrounding Tucson provide a valuable scenic resource, the buffering policies and visual criteria address this issue by encouraging views to mountain peaks be preserved.

The Buffering Techniques and Visual Criteria are intended to be used in conjunction with the proposed land use policies. The illustrations are provided to further clarify the intent of the policies.

Intent Statement:

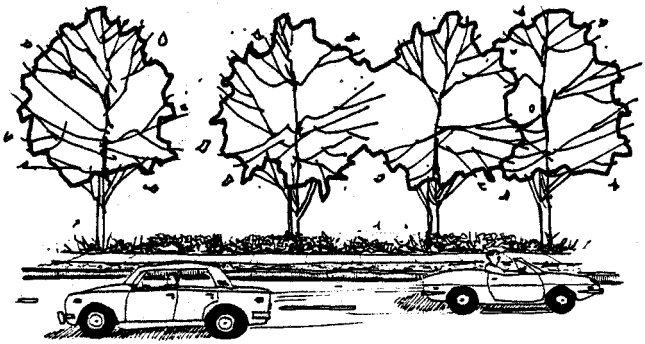
The following policies or buffering techniques are intended to be used in various combinations, depending upon the proposed development, the adjacent use, and existing site conditions.

Buffering Policies:

LANDSCAPING

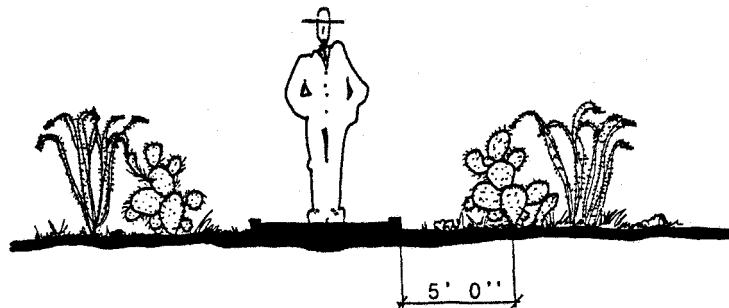
Overall Goal: Enhance the visual continuity of the neighborhood by planting drought tolerant vegetation of similar form and scale.

1. All vegetation planted along major street frontages and along the perimeter of new developments should be drought tolerant. Allow for more lush planting within the interior of the project to provide a mini-oasis effect, if desired.
2. Drought tolerant trees, of similar form and scale, should be planted along major street frontages. Understory vegetation, such as shrubs and groundcover, is also recommended.



PLANT VEGETATION OF SIMILAR FORM AND SCALE

3. When site conditions permit, preserve or relocate trees with a caliper of four inches or greater, including saguaro cacti and ocotillo.
4. Accent plants or turf can be utilized at the intersections of major streets and the primary entry areas of new developments.
5. Locate plants which present a hazard to pedestrians a minimum of five feet from the edge of a walkway.



LOCATE THORNY PLANTS AWAY FROM WALKWAY

6. Enhance and soften architectural features, including proposed structures, with drought tolerant vegetation proportional in scale and mass to the architectural element. Landscaping could include trees, shrubs, and groundcover.



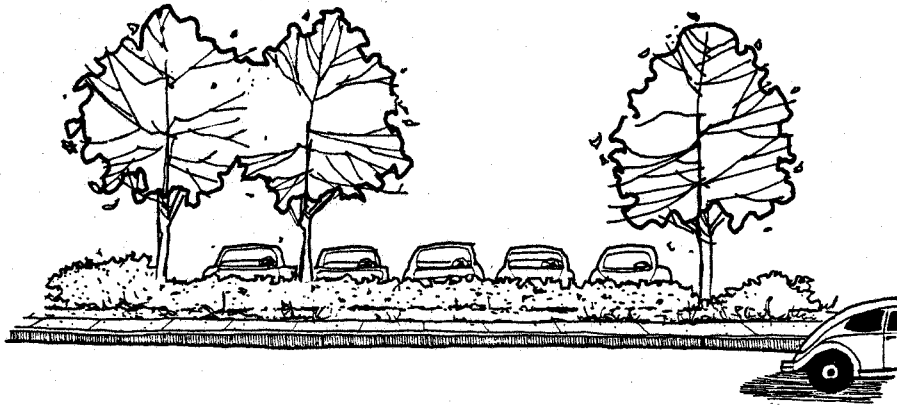
SOFTEN ARCHITECTURAL FEATURES

7. Screen dumpster areas, particularly City-owned transfer sites, with masonry walls and landscaping.

PARKING AREAS

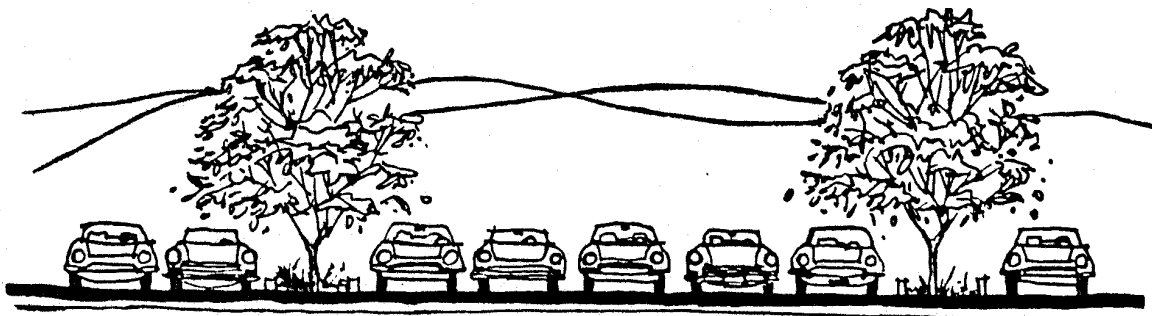
Overall Goal: Soften the visual impact of a parking area with more than four spaces.

1. Provide landscaped earth berms, a dense screen of evergreen shrubs, or three-foot-high masonry walls to screen parking areas with over four spaces.



SCREEN PARKING AREAS

2. Mitigate the visual impact of surface parking areas along major street frontages by planting trees within the parking area or along the street frontage. Trees can be clustered or dispersed throughout the parking area.



PLANT TREES WITHIN PARKING AREAS

3. Minimize the number of vehicular access points from major streets.

ARCHITECTURAL ELEMENTS

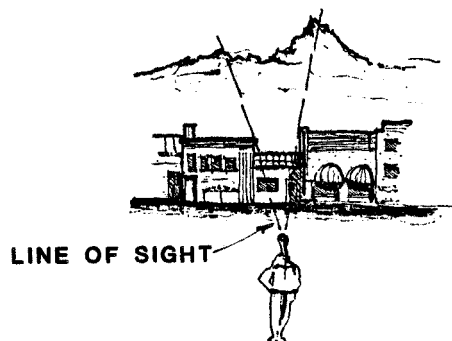
Overall Goal: Design architectural elements to be compatible with existing residences and preserve mountain views.

1. Provide a transition of heights and/or densities for proposed development adjacent to less intensive residential uses, unless a combination of other mitigation measures provides adequate buffering.



PROVIDE TRANSITION OF HEIGHTS

2. Locate balconies and windows to protect the privacy of adjacent residential development, when possible.
3. Provide view corridors to mountain peaks from at least one point from adjacent development; for example, rooflines can vary to allow a view to mountain peaks.



PROVIDE VIEW CORRIDORS

4. Enhance and soften proposed structures with drought tolerant landscaping, which includes trees proportional in scale with the building(s) and understory vegetation, such as shrubs and groundcover.



PLANT TREES PROPORTIONAL IN SCALE TO BUILDINGS

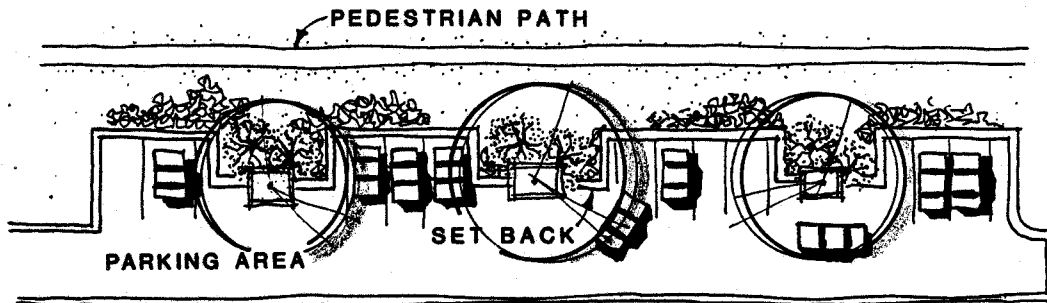
5. When site conditions permit, preserve or relocate trees with a caliper of four inches or greater, including saguaro cacti and ocotillo.

FREESTANDING WALLS

Overall Goal: Utilize decorative, masonry walls as screening elements and to enhance visual continuity along major street frontages.

1. Construct screening walls along the frontages of major streets with decorative materials, such as tile, stone, or brick, or cover the walls with a coarse-textured material, such as stucco or plaster.
2. Promote the use of colors found predominately in the natural desert landscape for exterior wall colors.
3. Soften the visual impact of walls greater than 75 feet in length and three feet in height with trees and other drought tolerant vegetation, such as shrubs or vines.
4. Construct walls along street frontages to an average maximum height of approximately five feet, except noise walls, which can be up to seven feet.
5. Soften the visual impact of a continuous solid mass, such as a wall of greater than 75 feet in length and three feet in height, by one or more of the following techniques:

- a. vary the wall alignment (jog, curve notch, or set back, etc.), and plant trees or shrubs in the voids created by the variations.



PROVIDE INTEREST AND DIVERSITY IN WALL DESIGN

- b. plant trees and shrubs, which are proportional in scale to the proposed wall, at least every 25 feet.
 - c. use two or more materials or a visually interesting design pattern on the proposed wall.
6. Screen dumpster areas, particularly City-owned transfer sites, with masonry walls and landscaping.

LAND USE POLICIES

RESIDENTIAL

Although the majority of the land in the North Stone neighborhood is developed, much of the land is underdeveloped. For example, the area south of Wetmore Road is primarily zoned for medium-density residential uses, however, approximately 20 percent of that area is developed as low-density residential (Map 3). Therefore, existing zoning already allows for increased densities within the North Stone area. Increased pressures to develop land may create conflicts between higher density or more intense uses and existing low-density residential uses.

Policy direction is needed to mitigate the potential negative impacts of new development with existing residential uses. The following land use policies are provided to guide future development and ensure the compatibility of new development with existing land uses. These policies and implementation techniques are consistent with the adopted *General Plan* and other City policies.

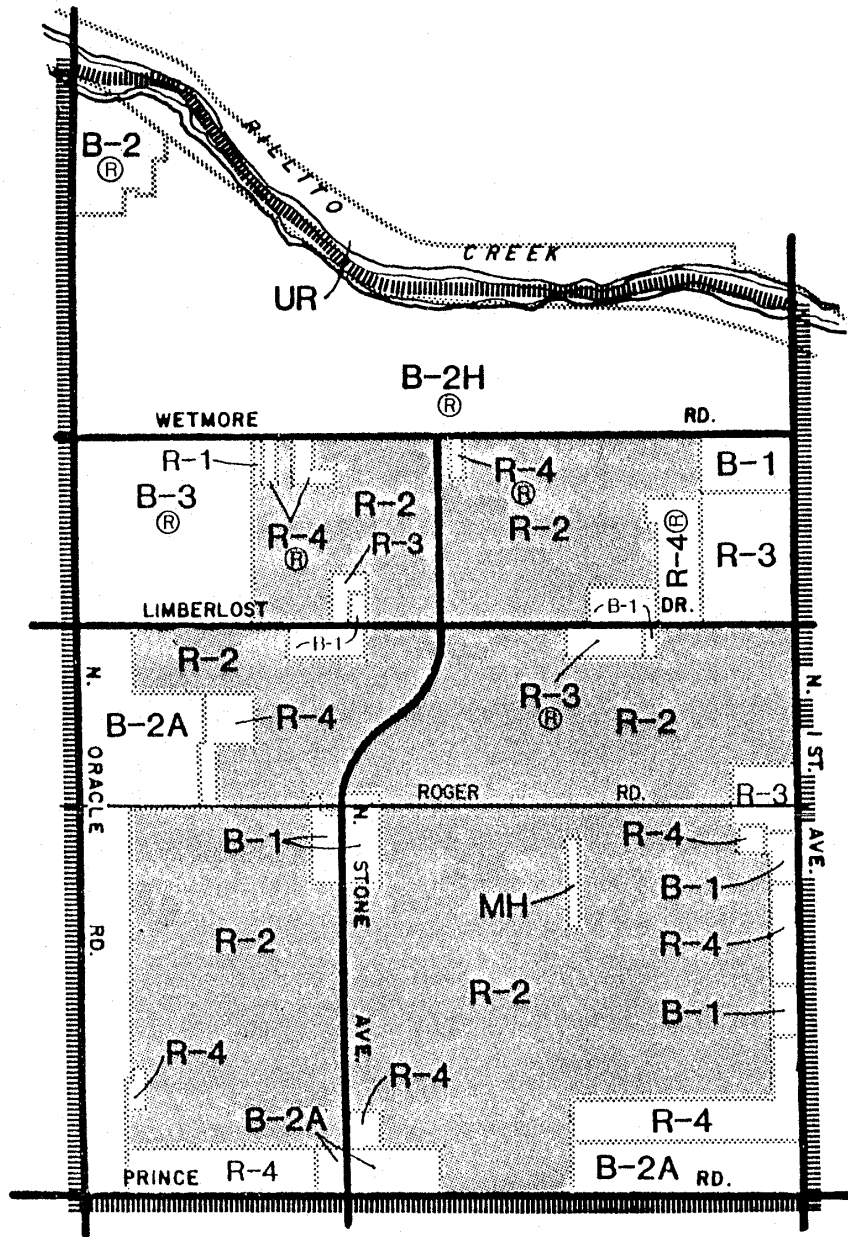
Residential uses comprise approximately 41 percent of the total plan area. The predominant housing types are the single-family detached unit, mobile homes, and multi-family units, such as duplexes and townhomes. However, there is a trend toward high-density residential development in the North Stone area. Apartment units, for example, comprise approximately 85 percent of all residential development since 1980. The majority of the single-family homes in the North Stone neighborhood are located on large, narrow lots. As these lots are converted, consolidation of abutting parcels will allow more street frontage and the additional acreage needed for adequate buffering. Consolidation will also allow for combined access and parking.

To allow for change while protecting established neighborhoods, the following residential policies and implementation techniques have been developed. These policies and techniques address the need to provide a variety of residential opportunities in the area while providing measures to ensure compatibility between more intense uses and existing neighborhoods.

Intent Statement:

The following policies should be used in conjunction with the Buffering Techniques Policies, to ensure the compatibility of a higher density development abutting a less intense or lower density use. The Buffering Techniques can be used in various combinations to accomplish this goal.

NORTH STONE NEIGHBORHOOD PLAN



EXISTING ZONING*

LEGEND:

-  R-2
-  RESTRICTED
-  STUDY AREA BOUNDARY

MAP 3

*NOTE: This map represents existing zoning at the time of plan preparation. It is not intended to represent future land uses in the area. For up-to-date zoning information, contact the Planning Department.

North Stone Neighborhood Plan

Residential

Overall Goals:

- A. Allow for a diversity of housing types while providing mitigation measures to buffer inharmonious land uses.
- B. Encourage a mixture of high density residential and nonresidential uses along major transportation corridors while promoting visual continuity along street frontages.

Policies:

1. Preserve and enhance the integrity of established neighborhoods.
 - a. Direct through traffic and traffic generated by more intense uses onto major streets.
 - b. Encourage clustering and design flexibility in residential developments through the use of Planned Unit Developments (PUD)*, zero lot lines, and Lot Development Options to allow for adequate buffering and preserve open space.
 - c. Establish improvement districts to upgrade unimproved streets and alleys, as needed.
 - d. Encourage new residential uses to take advantage of solar energy and to integrate solar panels into the design with the use of parapet walls or other techniques.
2. Promote residential infill of vacant land in existing neighborhoods.
 - a. Low- or medium-density residential developments are generally compatible within the interior of established neighborhoods and along local streets.
 - b. Medium-density residential uses are generally appropriate along designated collector streets.
 - c. Medium and higher density residential developments are generally suitable along designated arterial streets.
3. Ensure the compatibility of new residential development with existing land uses.

* PUD and RDP were rescinded by the Mayor and Council on March 9, 1987, Ordinance No. 6642. Cluster type development is allowed under the provisions of the Residential Cluster Project ordinance adopted by the Mayor and Council on March 9, 1987.

- a. Require appropriate design elements and buffering techniques during the rezoning and development review processes to mitigate the potential negative impacts of more intense development on established neighborhoods.
- b. Such techniques include:
 - 1. the use of setbacks;
 - 2. clustering, to allow for adequate buffering;
 - 3. softening of architectural elements with drought tolerant vegetation;
 - 4. screening of parking areas with decorative walls, earth berms, a dense screen of shrubs and trees, or a combination of these design elements;
 - 5. preserving or relocating mature trees;
 - 6. screened or covered storage areas;
 - 7. shielded or directed lighting;
 - 8. height and density transitions;
 - 9. sensitive window and balcony locations;
 - 10. view corridors to the mountains; and
 - 11. noise walls.
- 4. Encourage the consolidation of parcels with common property lines when developing higher density residential uses to allow for adequate buffering of adjacent, less intense development.

NONRESIDENTIAL

Approximately 38 percent of the North Stone neighborhood is currently zoned for nonresidential uses (Map 3). Nonresidential includes office, retail, and other services. The majority of nonresidential development is located north of Wetmore Road and along Oracle Road. Rezoning requests since 1980 also indicate a trend toward nonresidential uses along First Avenue and Wetmore Road, with the majority of the requests for office use.

According to the City's *General Plan*, nonresidential or commercial uses are appropriate along arterial streets. Although a substantial portion of the North Stone neighborhood is zoned for nonresidential uses, frontage along certain arterial streets in the area is zoned for medium-density residential uses.

As some of this frontage converts from residential to nonresidential uses, it is important to maintain the integrity of the surrounding neighborhood. A mix of uses should also be encouraged along arterial streets to avoid promoting strip commercial development. Strip commercial development is characterized by a series of separately owned businesses along a street frontage. Typically, such developments have individual parking areas and access points, and are not well integrated. Strip commercial activity often inhibits efficient vehicular circulation due to excessive curb cuts and creates a monotonous visual impression along the City's major roads. The following policies are intended to allow for future, nonresidential development, while protecting the existing neighborhood.

Intent Statement:

The following policies should be used in conjunction with the Buffering Techniques. The Buffering Techniques can be used in various combinations to ensure the compatibility of proposed, nonresidential uses adjacent to existing residential or less intense development.

Nonresidential

Overall Goals:

- A. Promote nonresidential mixed-use development with shared access, circulation systems, parking, and other amenities.
- B. Establish design and location criteria for nonresidential uses adjacent to existing neighborhoods.

Policies:

1. New, nonresidential uses should be compatible with adjacent development by:
 - a. providing a transition of heights and/or intensity from adjacent residential uses;

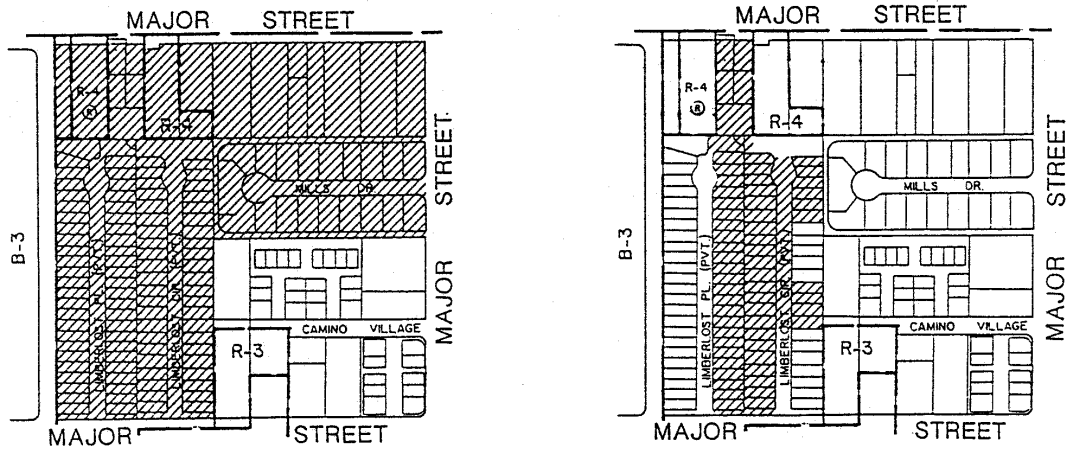
- b. enhancing and softening architectural features with drought tolerant landscaping, which includes trees in scale to the proposed structures, and understory vegetation, such as shrubs and groundcover;
 - c. providing landscaped earth berms or three-foot-high masonry walls to screen parking areas, as well as drought tolerant canopy trees and shrubs to mitigate the visual impact of parking areas with over four spaces;
 - d. promoting consolidation of abutting parcels for new, nonresidential uses to allow for adequate buffering of adjacent residential development;
 - e. providing view corridors to mountain peaks from adjacent development;
 - f. providing security lighting, which is directed away from adjacent residential uses, and other lighting necessary for safety reasons, in accordance with zoning regulations; and
 - g. providing primary vehicular access only from a major street.
2. Locate new retail, and other commercial services only at the intersection of major streets, except at 9 and 13 West Wetmore Road and 230 and 240 through 252 East Wetmore Road, and at 330 and 340 West Prince Road (In accordance with criteria below) or where, through the consolidation and integration of parcels, frontage can be provided along two major streets while maintaining the viability of adjacent residential uses.

Criteria for commercial uses at 330 and 340 West Prince Road:

- 1. Limited hours of operation.
- 2. Prohibit uses which attract students during school hours.
- 3. Limited outdoor activities or lighting, except for security.
- 4. Limit building height to single-story.
- 5. Limit activity to relatively low impact uses.
- 6. Integration of access with adjacent parcel(s) onto arterial streets.

(October 26, 1987, Resolution #14237, NSNP Nonresidential Policy 2)
(February 12, 1990, Resolution #15212, NSNP Nonresidential Policy 2)
(November 27, 1995, Resolution #17093, NSNP Nonresidential Policy 2)
(January 10, 2000, Resolution # 18475, NSNP Nonresidential Policy 2)

EXAMPLE:



For example, shaded parcels indicate area which could be consolidated

MEETS INTENT OF POLICY

DOES NOT MEET
INTENT OF POLICY

3. Encourage a mix of uses along major streets by utilizing the residential development option in the B-1 zone, as specified in Section 23-205 of the Tucson Zoning Code, to develop excess commercially zoned land for residential purposes.
4. Locate professional offices along designated major streets and provide primary vehicular access only from a major street.
5. Encourage efficiently designed commercial developments by:
 - a. minimizing the number of vehicular access points; and
 - b. integrating the design with adjacent commercial or nonresidential development by providing common access points, shared or common parking, integrated circulation systems, particularly pedestrian circulation, and other common amenities.

PUBLIC/SEMI-PUBLIC

Public and semi-public uses within the North Stone neighborhood include the Amphitheater School District facilities, the proposed park along the Rillito Creek, and the public street and sidewalk system. These uses have a direct impact on the neighborhood, and the following policies are intended to address these areas.

The Amphitheater School District has several facilities in the North Stone neighborhood. These facilities include the Prince Elementary School, the Amphitheater Junior High School, the Rillito Center for handicapped students, and other support facilities for the Amphitheater School District. The support facilities include a District warehouse, transportation facility, and a maintenance facility.

Although the School District has no plans to build additional schools in the North Stone neighborhood, these support facilities have expanded into the neighborhood. To ensure compatibility of new facilities with existing residential uses, the following policies have been developed. To accomplish this goal, these policies should be used in conjunction with the Buffering Techniques, when appropriate.

School District

Overall Goal: Promote buffering of new support facilities with existing residential uses.

Policies:

1. Consolidate parcels when developing new support facilities for the School District to ensure sufficient acreage to buffer adjacent residential uses.
2. Locate, in an enclosed structure and when possible, those uses which produce noxious fumes or noise in excess of that which is allowed for surrounding residential areas, as determined by the City's Noise Ordinance 5890, Section 11-72.
3. Provide six-foot-high masonry noise walls along the perimeter of the site for those uses which must be located outdoors and exceed residential noise levels as determined by the City's Noise Ordinance No. 5890, Section 11-72, unless the proposed use is surrounded by more intense nonresidential development.
4. Limit the hours of operation from 6:00 a.m. to 10:00 p.m. for those uses which exceed the noise levels as described, and when that use is adjacent to existing residential uses.

North Stone Neighborhood Plan

5. Encourage the School District to investigate the need to develop a bike and pedestrian route through property along the District's support facilities from Roger Road to the Prince Elementary and Junior High Schools.

Recreational Uses

The Amphitheater School District provides recreational facilities for both its students and area residents. These facilities include a lighted track field, outdoor tennis courts, indoor volleyball and basketball courts, and an Olympic size swimming pool. The School District also provides evening classes for both adults and children and runs a Senior Citizens Program. These recreational opportunities are heavily used by the area residents as well as the students.

Although the School provides recreational amenities for the residents of North Stone, there appears to be a need for additional recreational opportunities in the area. According to the *1978 Parks, Recreation and Open Space Conceptual Plan*, a portion of the North Stone area is designated as park deficient. This area is south of Roger Road, within the east and west boundaries of the neighborhood. One undeveloped City-owned parcel is located on the northwest corner of Limberlost Road and Fourth Avenue; however, there are currently no funds budgeted for development of a neighborhood park on this parcel.

Although the area is not served by a neighborhood park, residents do have access to Jacobs Park, a nearby district park. The City also has a joint use agreement with the Amphitheater School District for the lighting and use of recreational facilities on school property. Other opportunities for recreational activities include the proposed park along the Rillito Creek. Planned activities along the length of the riverpark include hiking, jogging, exercise, bicycling, and equestrian trails.

The following policies are intended to enhance the existing recreational opportunities in the North Stone neighborhood and encourage development of additional recreational amenities in the future.

Recreational Amenities

Overall Goal: Enhance existing recreational opportunities and encourage development of additional recreational amenities.

Policies:

1. Continue joint-use agreement with the Amphitheater School District to share recreational facilities at the Junior High and High Schools with nearby residents.
2. Encourage expansion of recreational opportunities at all schools within the Amphitheater School District in cooperation with the City's Department of Parks and Recreation.
3. Plan for the development of the City-owned parcel at the northwest corner of Limberlost Road and Fourth Avenue as a neighborhood park.

4. Promote pedestrian links and bicycle routes from the neighborhood to the riverpark.
5. Continue to work with Pima County to enhance recreational amenities along the riverpark.

Transportation/Flood Control

The visual identity of an area is often characterized by its appearance along major streets. The streetscape can strongly influence an observer's visual impression of an area. The North Stone neighborhood is bounded by designated arterials which serve as important crosstown links.

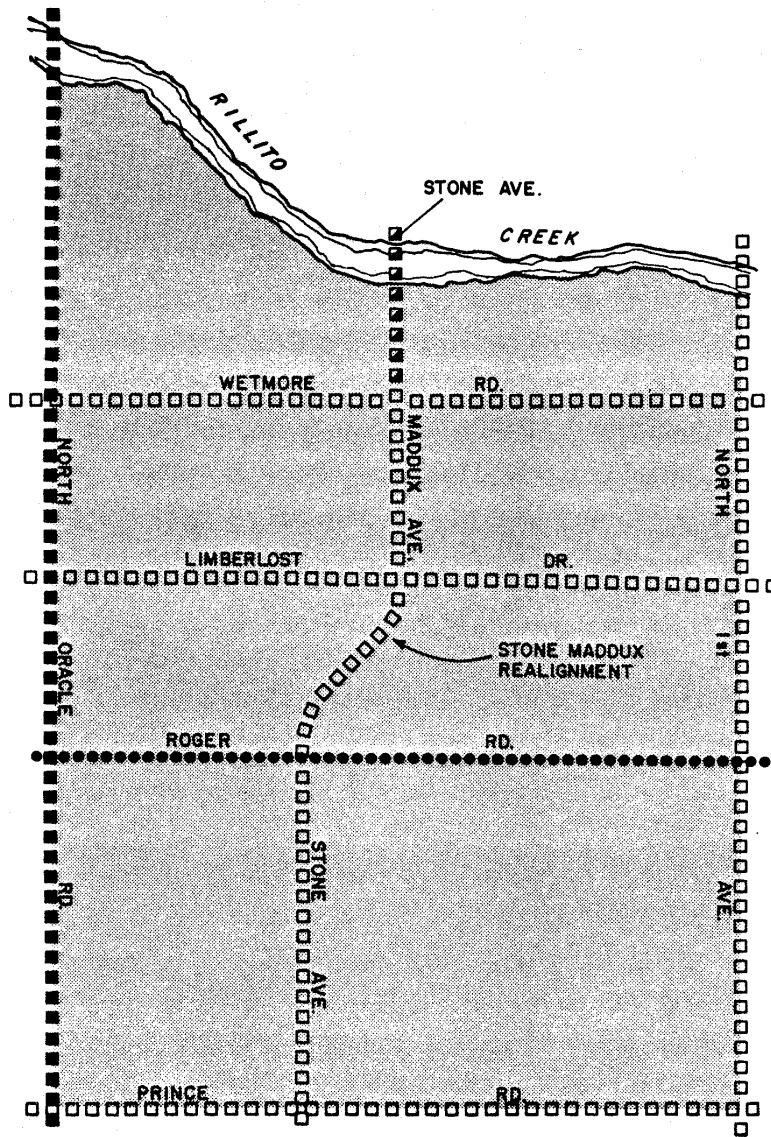
Oracle Road, for example, is a designated Gateway Route. The City's *Major Streets and Routes Plan*, adopted April 28, 1986, classifies City roadways and identifies future right-of-ways and special routes, such as Scenic and Gateway Routes (Map 4). Gateway routes are routes to major employment centers, shopping areas, recreational areas, and transportation centers which are used regularly by large numbers of residents and visitors. The recently adopted Gateway Ordinance is intended to improve the appearance of the built environment, particularly the streetscape of the roadway and adjacent development. *North Stone Neighborhood Plan* policies attempt to reinforce these standards.

There are several road improvements projected for the North Stone area within the next five years. On September 23, 1985, the Mayor and Council adopted a policy, which calls for bike lanes to be established in connection with all street widenings. As a result of this policy, Stone Avenue and Roger Road will have a five-foot-wide bike lane striped along at least one outside lane. It is important that these bike routes tie into existing routes along the periphery of the neighborhood, such as those located on Mountain and Fairview Avenues.

There also appears to be a need to provide a bike route to the Prince Elementary and Amphitheater Junior High Schools. If developed, these routes should provide safe and efficient access to the schools and should be linked to existing and proposed routes.

In addition to these transportation issues, the City Floodplain Section has identified the North Stone neighborhood as a poorly drained area developed when no floodplain regulations or basin management tools existed. Although the *Plan* area is approximately 730 acres, it is affected by runoff water contributed from about 1,200 acres of catchment area. The 1,200 acres consist of three separate drainage basins which are shown on the Floodplain Map (Map 5). The drainage area delineation assumes that the drainageway east of, and adjacent to, Mountain Avenue will intercept all the runoff generated east of Mountain Avenue.

NORTH STONE NEIGHBORHOOD PLAN



MAJOR STREETS

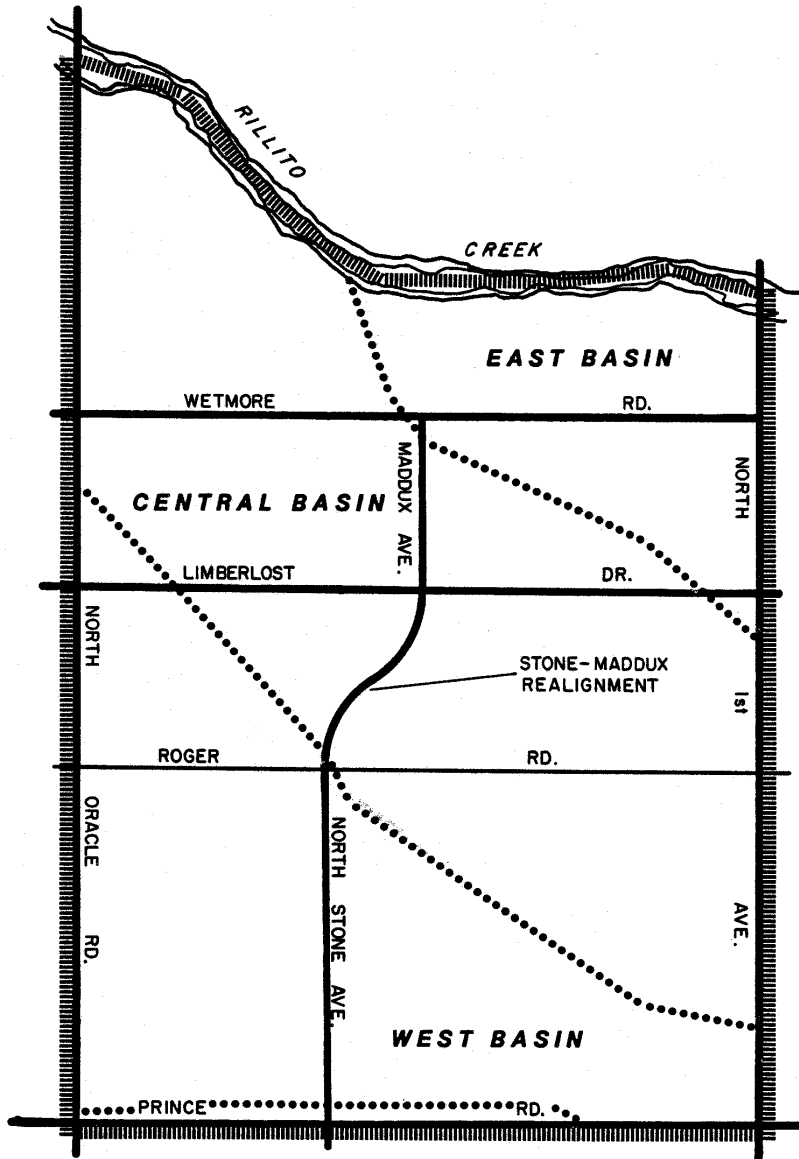
LEGEND:

- ■ ■ ■ GATEWAY ROUTE
- □ □ □ ARTERIAL STREET
- ● ● ● COLLECTOR STREET
- ▨ NEIGHBORHOOD AREA
- ■ ■ ■ PROPOSED EXTENSION

MAP 4

NOTE: This map represents the existing major street designations at the time of the plan adoption. For up-to-date designations, contact the Planning Department

NORTH STONE NEIGHBORHOOD PLAN



FLOODPLAIN MAP

LEGEND:

-  NEIGHBORHOOD BOUNDARY
-  WATERSHED BOUNDARY

MAP 5

NOTE: This map reflects floodplain designations at the time of plan adoption. For up-to-date designations, contact the Transportation Department

Since the study area is impacted by flood waters which can cause substantial property damage, a Basin Management Plan study was initiated which, when completed, will identify areas that may need additional drainage facilities, evaluate alternative approaches to Floodplain management within this area (i.e., structural vs. non-structural), and identify and recommend a preferred approach. If a structural approach is determined to be appropriate and cost effective, then tentative channel alignments would be identified for use in connection with area planning and development. The Basin Management Plan is projected for completion by early 1987. The following policies are intended to guide these future transportation and drainage issues.

Transportation/Flood Control

Overall Goals:

- A. Provide a transportation network which meets the travel needs of area residents.
- B. Improve drainage conditions in the North Stone neighborhood.

Policies:

- 1. Provide safe and efficient access to all properties.
 - a. Provide a connection between proposed walkways within a new development and the public sidewalk system.
 - b. Encourage improvement districts be established to upgrade unimproved streets, alleys, and drainageways.
 - c. Encourage a link between existing and proposed bike routes and walkways to the riverpark.
- 2. Provide a street system as identified in the *Major Streets and Routes Plan*.
 - a. Enhance the visual appearance of Oracle Road by recognizing its role as a Gateway Route.
 - b. Review *Major Streets and Routes Plan* street classifications as traffic conditions change in the North Stone area.
- 3. Require new developments to follow guidelines established in the *North Stone Basin Management Plan*.
- 4. Link flood control/floodplain management solutions to recreation and open space opportunities, when possible.