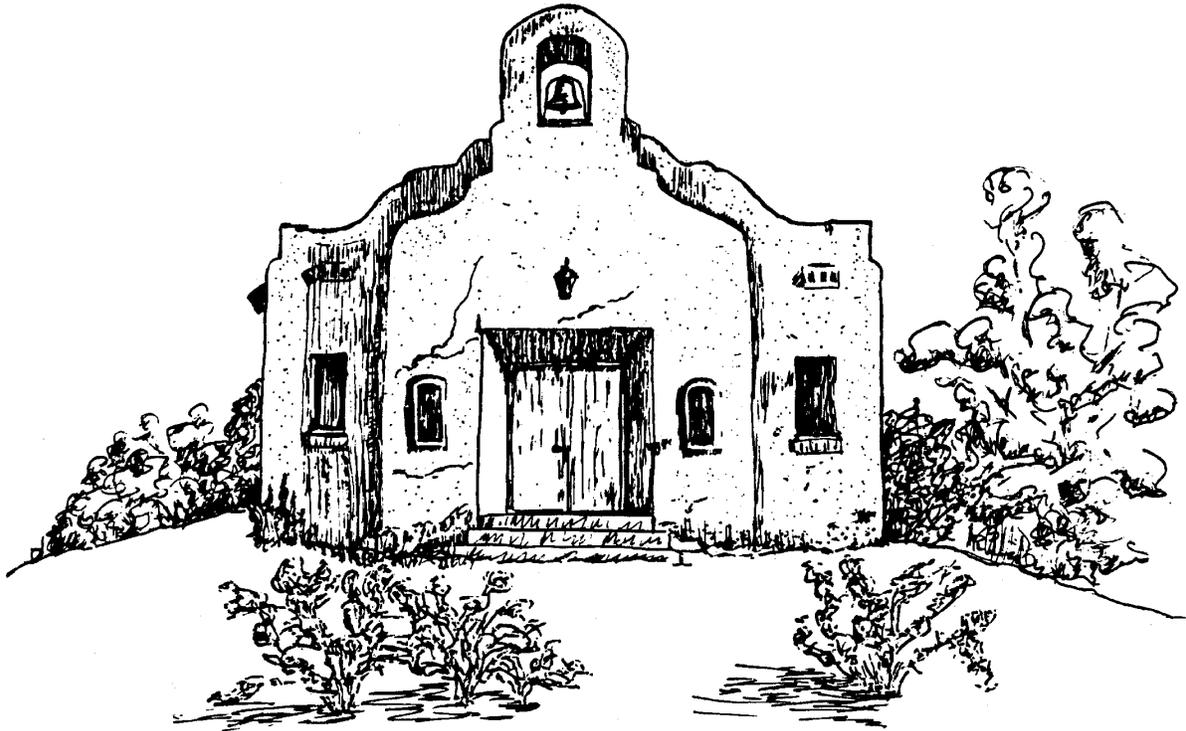


Old Fort Lowell Neighborhood Plan



*Reaffirmed and
Amended by the
Mayor and Council
October 26, 1992
Resolution No. 16143*

**planning
department**
CITY OF TUCSON, ARIZONA

OLD FORT LOWELL NEIGHBORHOOD PLAN

Prepared by the City of Tucson Planning Department
October 1992

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OLD FORT LOWELL NEIGHBORHOOD PLAN

**CITY OF TUCSON
PLANNING DEPARTMENT**

JANUARY 1984

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Adopted by Mayor and Council - January 23, 1984 - Resolution 12565
October 26, 1992 - Resolution 16143
(Reaffirmation Amendment)
October 24, 1994 - Resolution 16740 (Amendment)
October 6, 1997 - Resolution #17822 (Amendment)
January 12, 1998 - Resolution #17924 (Amendment)

HEARINGS

Mayor and Council - January 23, 1984
October 26, 1992
October 24, 1994
October 6, 1997
January 12, 1998

Citizens Advisory Planning Committee - November 1, 1983
November 2, 1983
September 16, 1992
October 5, 1994
July 2, 1997
December 3, 1997

OLD FORT LOWELL NEIGHBORHOOD PLAN

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DEFINITIONS AND SYMBOLS

As used in this *Plan*,

Goals: general definitions of the desirable future state of the Neighborhood.

Policies: commitments to the course of action which will lead the Neighborhood towards its goals.

Means: available or recommended instruments of implementation of the policies.

(October 26, 1992, Resolution 16143, *FLNP* Deleted Applicability Symbols for City and County.)

PREAMBLE

The Old Fort Lowell Neighborhood encompasses approximately one square mile at the north-central edge of the City of Tucson. Approximately 646 acres are within the corporate line of the City of Tucson, with one acre remaining under the jurisdiction of Pima County.

(October 26, 1992, Resolution 16143, *FLNP Revised Acres Within City Due to Annexation.*)

The Neighborhood is rich in cultural and historical attributes and has long been recognized as an important resource area. Formal historical recognition has developed over the past several years. In September 1976, the Pima County Board of Supervisors created the County Historic District. The Fort Lowell Multiple Resource Area was placed on the National Register of Historic Places on December 13, 1978. On May 11, 1981, the City of Tucson Historic District was established. In addition, the San Pedro Chapel is a designated Historic Landmark since January 11, 1982.

It should be understood that the Old Fort Lowell Neighborhood is multi-cultural. It contains not only the heritage of the old fort built over a hundred years ago to protect Tucson, but it is also a place where a long succession of peoples with different cultures have settled over the past 1,700 years.

In the eastern portion of Fort Lowell Park are the remains of a large community of prehistoric Hohokam people who lived here from about 300 to 1250 AD. In 1873, the military began building Fort Lowell, joining a few farmers in the Neighborhood. After the Apache threat to the valley subsided, the fort was abandoned in 1891. While the fort was in operation, Mexican farming and ranching families from Sonora settled in the vicinity. Descendants of a number of these families still live here. Other settlers included the Mormons who located somewhat west of the present Old Fort Lowell area. They maintained the canals which were reputedly built by Mexican and Anglo farmers, and which carried water across the northern part of the Neighborhood. Most recently, low-density residential developments have been continuing this harmonious process of human settlement.

A significant biotic community unique to the rivercourses of the Sonoran Desert is also preserved within the Neighborhood. The Fort Lowell Mesquite Bosque is a distinctive forest of large mesquites with a dense understory and a varied population of reptiles, mammals and birds. It has become not only a place to enjoy native vegetation and wildlife, but also one of a series of environmental focal points for the people of Tucson, symbolic of the character and atmosphere of the Neighborhood.

Old Fort Lowell Neighborhood Plan

The general purpose of the *Old Fort Lowell Neighborhood Plan* is to provide guidance for the preservation of the natural, historic, and human resources of this area, while accommodating the development needs of a growing community. Recognizing that there will be continuing demands for future infill development of the Neighborhood, this *Plan* should be considered as part of an on-going process for achieving and maintaining Neighborhood goals. The policies here stated are principles to be used in consultation between the Old Fort Lowell Neighborhood Association and individuals or agencies, private or public, planning change, or development in this area.

Additional detailed information is included in the *Old Fort Lowell Neighborhood Inventory* and the forthcoming *Old Fort Lowell Preservation and Development Plan*, available from the Association, and at the Planning Departments of the City of Tucson and Pima County.

GOALS, POLICIES, AND MEANS

GOAL 1: RESIDENTIAL LAND USE

Because residential land uses predominate throughout the Neighborhood and the available vacant land is interspersed between existing residential developments,

THE DEVELOPMENT OF NEW COMPATIBLE RESIDENTIAL USES
WITHIN THE NEIGHBORHOOD SHOULD BE CONTINUED.

Policy 1.1. Preserve the integrity of the established Neighborhood by the following means:

1.1.1. Encourage the development of sensitively designed dwelling units throughout the Neighborhood.

1.1.2. Allow only low-density residential developments within the interior of the Neighborhood.

1.1.3. Allow medium-density residential developments, in appropriate locations, on parcels fronting on collector streets where adjacent land uses and densities are similar.

1.1.4. Allow medium- and high-density residential developments only on parcels fronting on Swan Road.

1.1.5. Require that residential densities within the 100-year floodplain of the Pantano Wash not exceed the maximum allowed by the existing and approved zoning on the date of adoption of this *Plan*.

Policy 1.2. Ensure compatibility of new developments by the following means:

1.2.1. Allow translation of proposed residential densities into any appropriate zoning classification, provided that the total number of dwellings shall not exceed the proposed density for the affected area, as shown on the Old Fort Lowell Neighborhood general development map. The map shows the maximum densities. The governing body might wish to adopt a lower density upon review of the site analysis presented for rezoning.

1.2.2. Encourage the use of flexible design concepts, such as clustering, zero lot lines, lot development options, Residential Cluster Projects where appropriate and permissible and where the use of these concepts would enhance the compatibility of new developments with the adjacent existing land uses and natural environment.

Old Fort Lowell Neighborhood Plan

(October 26, 1992, Resolution 16143, FLNP Deleted PUD and RDP Reference and Added RCP.)

1.2.3. Require buffers (fences, walls, berms, vegetation, etc.) where necessary to mitigate adverse impacts of sound, visibility, traffic, and other elements that may infringe upon the integrity of established developments. Buffers should be a visual amenity and in context with the character of the Neighborhood.

1.2.4. Encourage new and existing developments and individual homeowners to implement water saving landscaping materials and designs and irrigation systems compatible with the Neighborhood's ecological system.

(October 26, 1992, Resolution 16143, *FLNP* Deleted County Policy 1.2.5.)

1.2.5. Prior to public hearings for rezoning requests, the applicant is required to consult with the Old Fort Lowell Neighborhood Association and provide the Association a project summary. Applicants for other development projects are encouraged to consult with the Old Fort Lowell Neighborhood Association and provide the Association a project summary. An Environmental Resource Report will be required for rezoning requests in the *Old Fort Lowell Neighborhood Plan* area (see Development Standard No. 1-07). An Environmental Resource Report might include: a concept plan; existing site conditions (topography, vegetation, grading, hydrology, soil conditions, historical, and archaeological sites, etc.); traffic, sound, and lighting considerations; view sheds; and buffering.

Encourage the Association to forward their comments at subsequent reviews and hearings of the rezoning or subdivision case.

(October 26, 1992, Resolution 16143, *FLNP* Added Environmental Resource Report Reference.)

1.2.6. All new developments within the Neighborhood shall comply with Pima County Wastewater Management policies and requirements.

(October 26, 1992, Resolution 16143, *FLNP* Deleted Prior Policy 1.2.6 on Site Analysis and Renumbered 1.2.7 to 1.2.6.)

1.2.7. The approximately nine-acre parcel on the west side of Craycroft Road approximately 700 feet north of Fort Lowell Road shall serve as a transition between the adjacent institutional use to the north and the residences to the south. The development pattern will be reflective of the character of the existing residential development to the south. The Corbett Irrigation Ditch will be preserved within a 30 to 100 foot-wide corridor that captures the adjacent healthy vegetation. Overall density limited to 2.3 units per acre.

(January 12, 1998, Resolution 17924, *FLNP* added Policy 1.2.6.)

GOAL 2: NATURAL ENVIRONMENT

Because the Neighborhood contains some of the few remaining areas in urban Tucson that are significant examples of the original ecosystems, ecosystems which are an important part of the regional heritage as well as a valuable natural resource, fragile and irreplaceable,

THE NATURAL ENVIRONMENT IN THE NEIGHBORHOOD
SHOULD BE PROTECTED, PRESERVED, AND ENHANCED.

Policy 2.1. Promote natural ecosystems by the following means:

2.1.1. Encourage protection, preservation, and enhancement of significant areas of native vegetation and wildlife habitats and corridors along washes, fence lines, hedges, and roadways.

2.1.2. Encourage application of flexible design concepts, such as clustering, where permissible, and where the use of such concepts would minimize the disturbance of floodplains and other ecosystems.

2.1.3. Prohibit incompatible uses such as sand and gravel operations or landfills.

2.1.4. Improve the Alamo Wash in conformance with the established alignment and conceptual plans developed by the Pima County Department of Transportation and Flood Control District in cooperation with the City of Tucson.

2.1.5. Require local storm water drainage to be designed and constructed so as to flow to a logical conclusion without creating adverse impacts on adjacent land uses or existing drainage and irrigation facilities. Wherever possible, direct runoff to benefit landscaped and naturally vegetated areas.

2.1.6. Encourage, wherever feasible, unstructured, rather than structured, means of protection from drainage runoff and flood.

2.1.7. Encourage preservation of the Mesquite Bosque together with the Corbett Irrigation Ditch.

2.1.8. Require that owners or developers of the Mesquite Bosque submit, prior to any rezoning hearing, or if rezoning is not required, prior to the review of a development plan or tentative plat, an analysis of measures proposed to preserve the Bosque, and to mitigate the impact of the proposed development on the Bosque. Analysis shall be submitted and reviewed in accordance with the provisions of Section 1.2.5. of this *Plan*.

(October 26, 1992, Resolution 16143, *FLNP* Deleted County Reference for Policy 2.1.7 and Policy 2.1.8.)

GOAL 3: NEIGHBORHOOD CONSERVATION

Because the locally and regionally important human, natural, and historic resources are an integral part of the Neighborhood, and the Neighborhood is predominantly residential,

THE TRADITIONAL RESIDENTIAL CHARACTER, AS WELL AS THE HISTORIC RESOURCES OF THE NEIGHBORHOOD, SHOULD BE PRESERVED AND ENHANCED.

Policy 3.1. Foster the traditional and historic aspect of the Neighborhood by the following means:

3.1.1. Encourage new developments to be designed so as to enhance and be compatible with the visual character of the Neighborhood.

3.1.2. Maintain and encourage native and adaptive low water use and low maintenance vegetation similar in appearance and scale to the traditionally utilized vegetation in the Neighborhood, especially when located in public rights-of-way.

3.1.3. Utilize all applicable historic district ordinances to preserve and protect areas which include historic sites or structures.

3.1.4. Protect and buffer residential and historical resources from encroachment by structured active recreational uses of open space.

3.1.5. Where feasible, modify all exterior lighting so that the emitted light is deflected away from adjacent properties and public thoroughfares.

3.1.6. Encourage utility companies, property owners, and developers to place utility wires underground.

3.1.7. Encourage builders and developers to consult, in the early stages of their planning, with the Old Fort Lowell Neighborhood Association regarding the compatibility of proposed buildings and landscaping with the architectural styles and vegetation of the Neighborhood.

3.1.8 Enhance the vacant gateway site into the Old Fort Lowell Neighborhood, at the northeast corner of Swan Road and Glenn Street, by encouraging future development to be sensitive to building styles, color, texture, and architectural detailing that is appropriate to the unique character of the Old Fort Lowell community.

(October 24, 1994, Resolution #16740 *OFLNP* Neighborhood Conservation Policy 3.1.8 added)

GOAL 4: NONRESIDENTIAL USES

Because of the need to provide for neighborhood and regional employment and services and at the same time protect the predominantly residential character of the Neighborhood,

NONRESIDENTIAL USES SHOULD BE PROVIDED FOR AT SPECIFIC LOCATIONS WHERE THEY WOULD SUPPORT AND ENHANCE THE CHARACTER AND QUALITY OF THE NEIGHBORHOOD.

Policy 4.1. Promote appropriate location of nonresidential uses by the following means:

4.1.1. Require new nonresidential uses to have their ingress-egress exclusively at arterial streets.

4.1.2. Allow a mixed-use residential and campus-park industrial planned community on the property fronting on Swan Road, just south of the Rillito River, with nonresidential uses not exceeding 50 percent of the total property acreage and integrated in design with all adjacent residential uses, provided that the compatibility of such planned community with regional transportation and floodplain management objectives shall be demonstrated in the Environmental Resource Report submitted with the rezoning request.

(October 26, 1992, Resolution 16143, FLNP Reference to Environmental Resource Report Added.)

4.1.3 Allow a single-story, maximum 20-foot-high, professional office building/medical clinic along the east side of Swan Road, between Glenn Street and San Francisco Boulevard, with accessory retail, optical pharmacy uses permitted within the building.

(October 24, 1994, Resolution #16740 *OFLNP*, Nonresidential Policy 4.1.3. Added)

Policy 4.2. Ensure compatibility of new developments with existing land uses by the following means:

4.2.1. Require that any rezoning application, or if rezoning is not required, any development plan or tentative plat review for nonresidential uses comply with requirements set forth under Section 1.2.5. of this *Plan*.

4.2.2. Require buffers as per Section 1.2.3. of this *Plan*.

Old Fort Lowell Neighborhood Plan

4.2.3. Encourage new nonresidential projects and any proposed expansion of existing nonresidential uses to provide architectural continuity with and gradual transition from the surrounding developments.

4.2.4. Encourage water saving landscaping methods as per Section 1.2.4. of this *Plan*.

GOAL 5: TRANSPORTATION

Because adequate multimodal, neighborhood and regional transportation, and circulation systems are essential to an orderly functioning of human settlements, and because the Neighborhood is predominantly residential and contains valuable and vulnerable human, natural, and historical resources,

THE DEVELOPMENT OF ANY NEW OR ENHANCED
TRANSPORTATION MODES SHOULD CONSIDER THE NEEDS OF
THE NEIGHBORHOOD.

Policy 5.1. Preserve integrity of the Neighborhood by the following means:

5.1.1. Design transportation improvements to minimize impact on historic and other structures in the Neighborhood.

5.1.2. Design transportation improvements so as both to reduce through-traffic volumes and to minimize new through-traffic flows within the Neighborhood where at all feasible.

5.1.3. Route major new transportation corridors around, rather than through the Neighborhood.

5.1.4. Design major transportation corridors so that existing land uses are buffered from potentially negative impacts.

5.1.5. Design local streets to conform with the character of existing "country" lanes without curbs or concrete sidewalks, where possible, without compromising safety.

Policy 5.2. Coordinate land use with transportation by the following means:

5.2.1. Require that all new developments have circulation concepts that are logical components of the Neighborhood traffic circulation.

5.2.2. Encourage alternative modes of circulation within the Neighborhood, such as bicycle, pedestrian, or equestrian facilities. Coordinate such facilities with vegetation and other man-made and natural corridors.

5.2.3. Develop Neighborhood Bicycle, Pedestrian, and Equestrian Circulation Plans to be integrated with regional plans and facilities as appropriate.

Old Fort Lowell Neighborhood Plan

Policy 5.3. Preserve the historic and scenic character of Fort Lowell Road by the following means:

5.3.1. Protect its Neighborhood local status.

(October 26, 1992, Resolution 16143, *FLNP* Deleted Collector Status and Added Local Status to Policy 5.3.1.)

5.3.2. Maintain, to the greatest extent possible without compromising safety, the Road's present character, size, and native vegetation.

5.3.3. In coordination with the appropriate governmental agencies, encourage the Old Fort Lowell Neighborhood Association to provide appropriate signage to identify items of historical and ecological significance.

5.3.4. Reduce existing speed limit to lowest practical level in order to accommodate sight-seeing traffic.

5.3.5. Seek appropriate ordinances to prevent through-trucking within the Neighborhood.

5.3.6. Consider Fort Lowell Road for special Historic route designation in the *Major Streets and Routes Plan*.

5.3.7. Encourage the Neighborhood Association to survey and petition property owners along Fort Lowell Road to change the name of this road with the Neighborhood to "Old Fort Lowell Road," in order to distinguish its local character from the major route status elsewhere.

GOAL 6: EFFECTIVENESS OF THE PLAN

Because a plan can only be as effective as its responsiveness to its social, environmental, and technological context which may undergo changes in an evolving metropolitan area,

THE *OLD FORT LOWELL NEIGHBORHOOD PLAN* SHOULD BE PERIODICALLY REVIEWED, UPDATED, AND ENHANCED.

Policy 6.1. Ensure effectiveness of the *Plan* by the following means:

6.1.1. Review the *Old Fort Lowell Neighborhood Plan* as necessary until the Neighborhood has been fully developed as planned.

6.1.2. In case of annexation, establish initial City of Tucson zoning for developed areas in conformance with existing uses and in consideration of the *Old Fort Lowell Neighborhood Plan*. Establish initial City of Tucson zoning for vacant land equivalent to existing zoning.

(October 26, 1992, Resolution 16143, *FLNP* Removed City Applicability Symbol.)

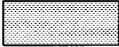
6.1.3. Encourage the Old Fort Lowell Neighborhood Association to exercise vigilance, to study and refine the contents of the *Plan*, and to develop additional instruments of information, implementation, and promotion of the goals, policies, and means of the *Plan*.

**OLD FORT LOWELL NEIGHBORHOOD
GENERAL DEVELOPMENT MAP**

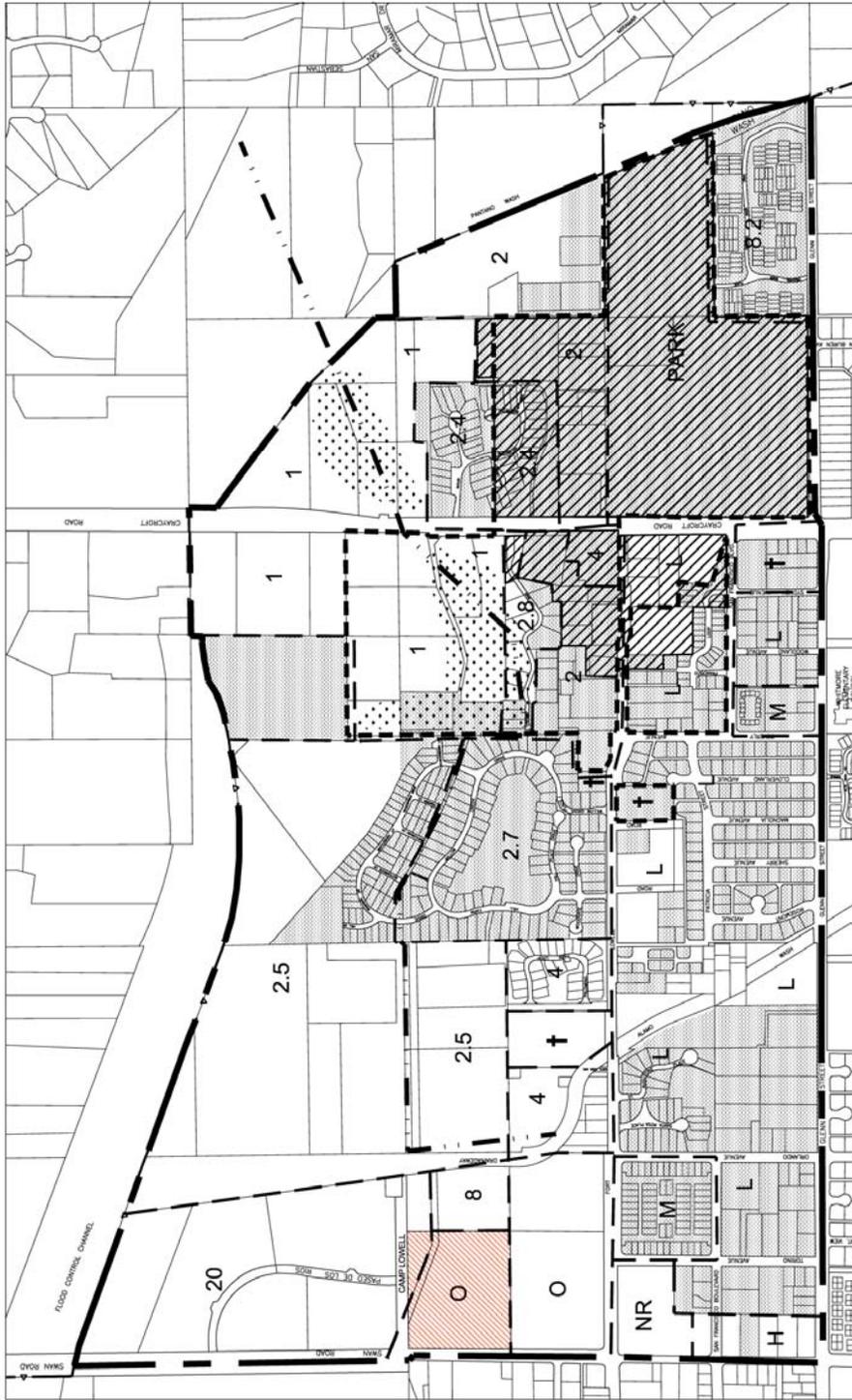
NOTE: Land uses and densities shown on the map on the following page are generalized designations. In all cases, the Policies of the *Old Fort Lowell Neighborhood Plan* shall govern the actual development process. The numerical residential densities labeled for parcels currently outside the City limits are shown for reference only. At the time those parcels are annexed by the City, residential densities recommended for these parcels will be governed by Policies 1.1. including "means" statements 1.1.1. through and including 1.1.4., 1.2., and 6.1.2.

General Development Map

LEGEND

| | | | |
|---|---|-----|--|
|  | Historic Districts | | |
|  | National Register Fort Lowell Multiple Resource Area | | |
|  | San Pedro Chapel Historic Landmark and Other Churches | | |
|  | Irrigation Ditches | | |
|  | Mesquite Bosque | | |
|  | Developed/Committed Areas | | |
|  | Land Use Boundaries | | |
|  | Plan Boundary | | |
| | | 2.5 | Maximum Residential Densities (Residential/Acre) 1 acre = 43,560 sq. ft. |
| | | L | Low Density Residential areas (up to 6 residences/acre) |
| | | M | Medium Density Residential Areas (up to 15 residence/acre) |
| | | H | High Density Residential Areas (over 15 residences/acre) |
| | | O | Office Use |
| | | NR | Non-Residential Use Areas. Non-Residential uses may also be allowed in lieu of high density residential land uses in conformance with the applicable Policies |

-  (MAP AMENDED ON OCTOBER 24, 1994, RESOLUTION #16740 TO ALLOW OFFICE USE AT THE NEC OF SWAN RD. & GLENN ST.)
-  (MAP AMENDED ON OCTOBER 6, 1997, RESOLUTION #17822 TO ALLOW OFFICE USE AT THE SEC OF SWAN RD. & BOGGIE DR.)
-  (MAP AMENDED ON JANUARY 12, 1998, RESOLUTION #17924 TO INCREASE DENSITIES FROM 1 RAC TO 2.3 RAC AT 3111 N. CRAYCROFT RD.)



**OLD FORT LOWELL
NEIGHBORHOOD PLAN**
General Development Map