



**SABINO CANYON -  
TANQUE VERDE  
NEIGHBORHOOD PLAN**

**ADOPTED BY  
MAYOR AND COUNCIL  
MAY 13, 1996  
RESOLUTION • 17262**



## **SABINO CANYON-TANQUE VERDE NEIGHBORHOOD PLAN**

Adopted by Mayor and Council May 13, 1996

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# **SABINO CANYON TANQUE VERDE NEIGHBORHOOD PLAN**

**CITY OF TUCSON  
PLANNING DEPARTMENT**

**MAY 1996**

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**Adopted by Mayor and Council May 13, 1996 - Resolution 17262**

**HEARINGS**

Mayor and Council - May 13, 1996

Planning Commission - April 10, 1996

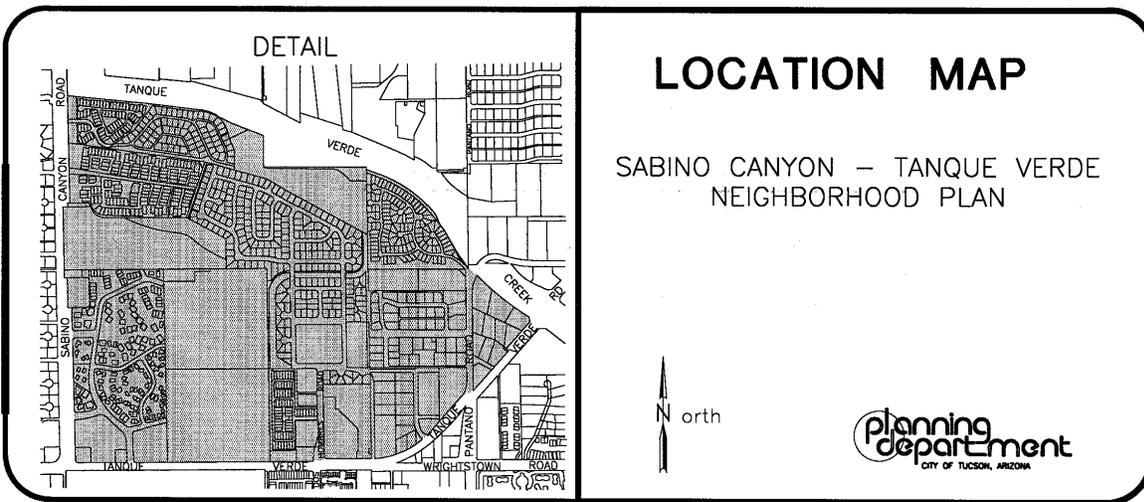
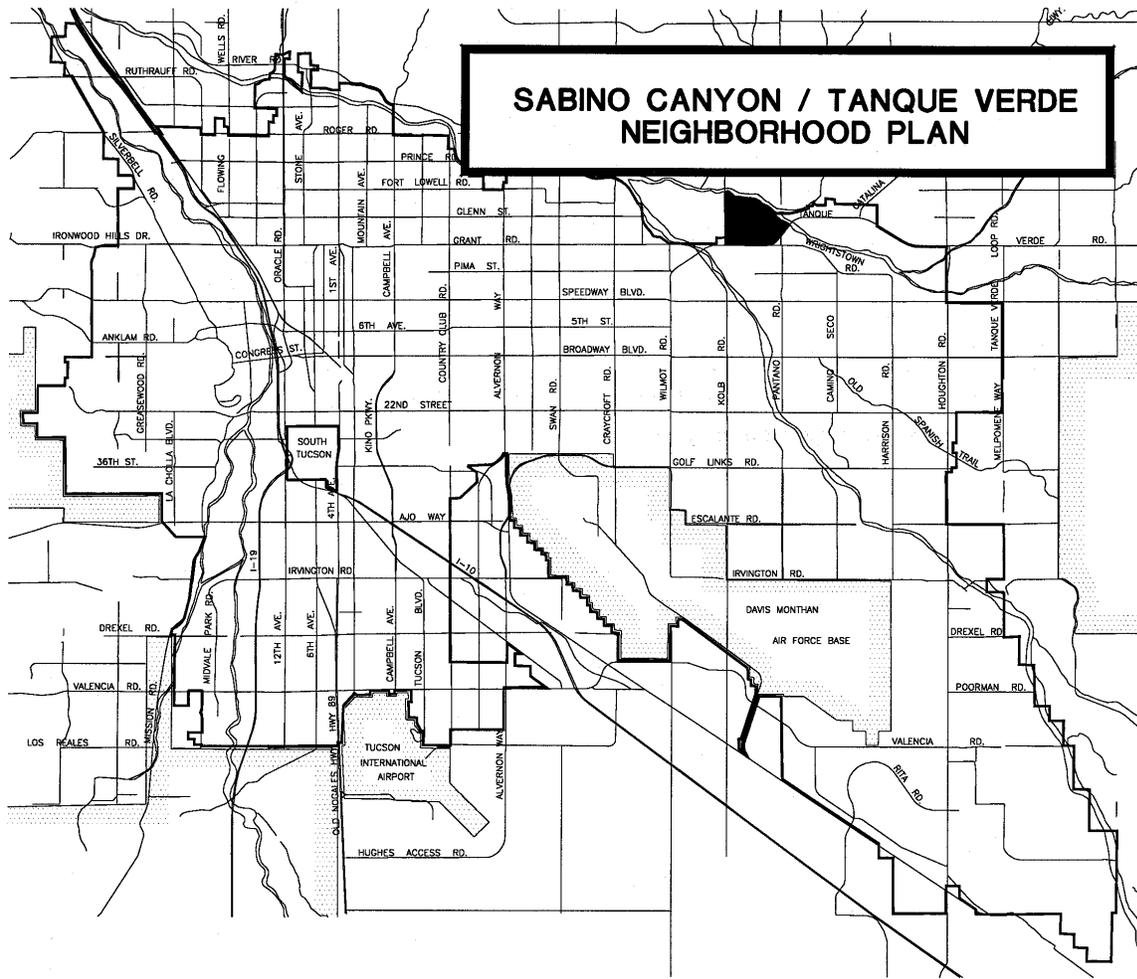
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# SABINO CANYON-TANQUE VERDE NEIGHBORHOOD PLAN

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# Sabino Canyon-Tanque Verde Neighborhood Plan



## **INTRODUCTION**

### **PLAN PURPOSE**

The purpose of the *Sabino Canyon-Tanque Verde Neighborhood Plan* is to provide land use policy direction and design guidelines for new development within the *Plan* boundaries.

### **OVERVIEW OF PLAN AREA**

In the *Sabino Canyon-Tanque Verde Neighborhood Plan* area, the predominant existing land use is low density, six units per acre or less, single-family-residential, mostly one-story detached homes located within the interior of the subject area. An area of suburban density, two units per acre or less, residential development is located east and west of Pantano Road, north of Camino Perdido. Townhomes, single- and two-story, attached and detached, are located along Sabino Canyon Road. One- and two-story attached and detached townhomes are also located west of Dos Hombres Road, north of Tanque Verde Road. Apartment developments are located at the northeast corner of Tanque Verde Road and Dos Hombres, and on the west side of Pantano Road north of Tanque Verde Road. Commercial land uses are concentrated along Tanque Verde Road including a retail/commercial center at Sabino Canyon Road, and a convenience market at Dos Hombres Road. A restaurant, The Tack Room, is located in the interior of the *Plan* area approximately 1/4 mile east of Sabino Canyon Road and 1/2 mile north of Tanque Verde Road. Private recreational facilities, are located at the bend in Tanque Verde Road. Public recreational facilities are available at Udall Park, a regional park located adjacent to the *Plan* area south of Tanque Verde Road. There is a significant amount of vacant or underdeveloped property within the area, totaling approximately 135 acres.

### **AREA LOCATION AND BOUNDARIES**

The *Sabino Canyon-Tanque Verde Neighborhood Plan* area is located on the northeastern edge of the City of Tucson. The *Sabino Canyon-Tanque Verde Neighborhood Plan* area contains approximately one square mile of land bounded by Tanque Verde Creek on the north, Tanque Verde Road on the south and east, and Sabino Canyon Road on the west (see Location Map).

### ADJACENT PLANS

The *Sabino Canyon-Tanque Verde Neighborhood Plan* area is adjacent to the *Catalina Foothills Subregional Plan* on the west and north. The *Pantano East Area Plan* is adjacent to the south and southeast.

### PLAN DEVELOPMENT AND ADOPTION

The policies and recommendations of this *Plan* were developed in cooperation with a group of area residents and property owners, representatives of neighborhood associations, and business and development interests. Over the course of six meetings, the group discussed and evaluated area issues and concerns and proposed policies for the area with assistance from the Planning Department, resulting in a draft Neighborhood Plan. After a general consensus was reached by the group, the draft *Plan* proceeded to area wide review and comment in general meetings and public hearings, as part of the adoption process. The *Sabino Canyon-Tanque Verde Neighborhood Plan* was adopted by the Mayor and Council on May 13, 1996.

### PLAN IMPLEMENTATION

The policies and recommendations in the *Sabino Canyon-Tanque Verde Neighborhood Plan* are implemented through rezonings, special exceptions, new zoning regulations adopted by ordinance, public works projects (including road, sewer, and other public facilities improvements), and public real property acquisition. The rezoning process is the primary implementation tool for Area and Neighborhood Plans. The following covers the major areas of application for the *Plan*.

1. Applications for rezoning and special exceptions are initially reviewed for compliance with both land use and design guidelines established by the *Plan*. If the requested rezoning does not comply with land use policies or does not demonstrate mitigation of negative impacts through application of the design guidelines or other techniques, the need for an amendment to the *Plan* is determined by the Planning Director before the rezoning process can be initiated. The Mayor and Council have provided policy direction for Area and Neighborhood Plans that limits amendments for two years after Plan adoption.
2. If the requested rezoning complies with *Plan* policies, the rezoning is processed through general agency review. As part of this evaluation, rezoning conditions may be recommended by staff that may modify the requested use or design of the project.
3. *Plan* policies are used to review development plans and subdivision plats related to rezoning requests. This review process is coordinated by the Community Design Review Committee (CDRC).
4. *Plan* policies are used in evaluations of Residential Cluster Project (RCP) subdivisions.
5. *Plan* policies are used in staff review of requests to vacate City property.

6. *Plan* policies are also used to establish and guide the design of Capital Improvement Projects.
7. *Plan* policies are used in the formulation of staff's position on variance requests from the Zoning Code.

### **GENERAL PURPOSE**

The purpose of the *Sabino Canyon-Tanque Verde Neighborhood Plan* is to guide future development while protecting and enhancing existing uses. The general purpose statements of the *Plan* are to:

- Preserve and protect the integrity of established neighborhoods by establishing guidelines for new development regarding density and compatibility issues.
- Facilitate evaluation of appropriate locations for new development.
- Provide safe and efficient circulation systems for all appropriate modes of transportation including pedestrian.

### **DEFINITIONS**

**Abutting:** having a common boundary. Parcels or lots having only a common corner are not considered abutting.

**Administrative and Professional Office:** a use which provides administrative, consulting, management, and professional services to businesses and individuals.

**Acre:** a measure of area, 43,560 square feet.

**Adjacent:** two (2) or more parcels or lots sharing a common boundary or separated by an alley or other right-of-way twenty (20) feet or less in width. Parcels or lots having only a common corner are considered adjacent.

**Archaeological Resources:** material remains of human activity and life which include artifacts, monuments, and other cultural remains.

**Buffering:** the use of design elements, such as masonry walls, berms, setbacks, landscaping, building heights, density transitions, and sensitively designed parking areas, to mitigate the impact of more intense development on less intense uses.

**Compatibility of Scale:** the relationship of size, height, shape, and setback of development in comparison to adjacent buildings, architectural elements, landscaping, and human form.

**Commercial Land Use:** land use that involves the retailing and/or wholesaling of products or business services and limited manufacturing activities.

## Sabino Canyon-Tanque Verde Neighborhood Plan

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**Neighborhood Commercial:** commercial uses intended primarily to serve a local neighborhood market; found primarily in the NC or C-1 zone.

**Defensible Space:** physical-design-features that create a sense of ownership or territoriality of common areas and which allow the surveillance of public and semi-public areas from within a residential or nonresidential development. Design features can include fences, walls, electronic security, steps or changes in ground level, lighting, and building placement.

**Density:** generally, density means number of dwelling units per acre. As applied in the Residential Cluster Project (RCP) provisions, density means the number of dwelling units that may be constructed per acre of developable area within a site. Within the *Sabino Canyon-Tanque Verde Neighborhood Plan* area, the following density categories shall apply:

- **Suburban:** up to two (2) units per acre
- **Low:** up to six (6) units per acre
- **Medium and High:** over six (6) units per acre

**Design Compatibility Report:** a supplemental report submitted with a rezoning application addressing design issues identified in the *Plan*, and compatibility of the proposed land use with existing development.

**Historic Resources:** a building, structure, object, or site, including vegetation or signs located on the premises which:

- A. Dates from a particular significant period in Tucson's history or to events, personages, or architectural styles which are at least fifty (50) years old; however, outstanding examples less than fifty (50) years old should be evaluated on their own merits; and
- B. is associated with the lives of outstanding historic personages; or
- C. is associated with significant historic events or occurrences; or
- D. exemplifies the architectural period in which it was built and has distinguishing characteristics of an architectural style or method of construction or is the notable work of a master builder, designer, or architect whose individual genius influenced his/her age; or
- E. Contributes information of archaeological, historic, cultural, or social importance relating to the heritage of the community; or
- F. Relates positively to buildings in its immediate vicinity in terms of scale, size, massing, etc., such that its removal would be an irreparable loss to the setting.

**Land Use Code (LUC):** the zoning regulations of the City of Tucson governing the use, placement, spacing and size of land and structures within the corporate limits of the City. The LUC is adopted as Chapter 23 of the Tucson Code.

**Mitigate:** to alleviate or lessen the impact of development

**Nonresidential Use:** commercial use, office use, and residentially scaled office use.

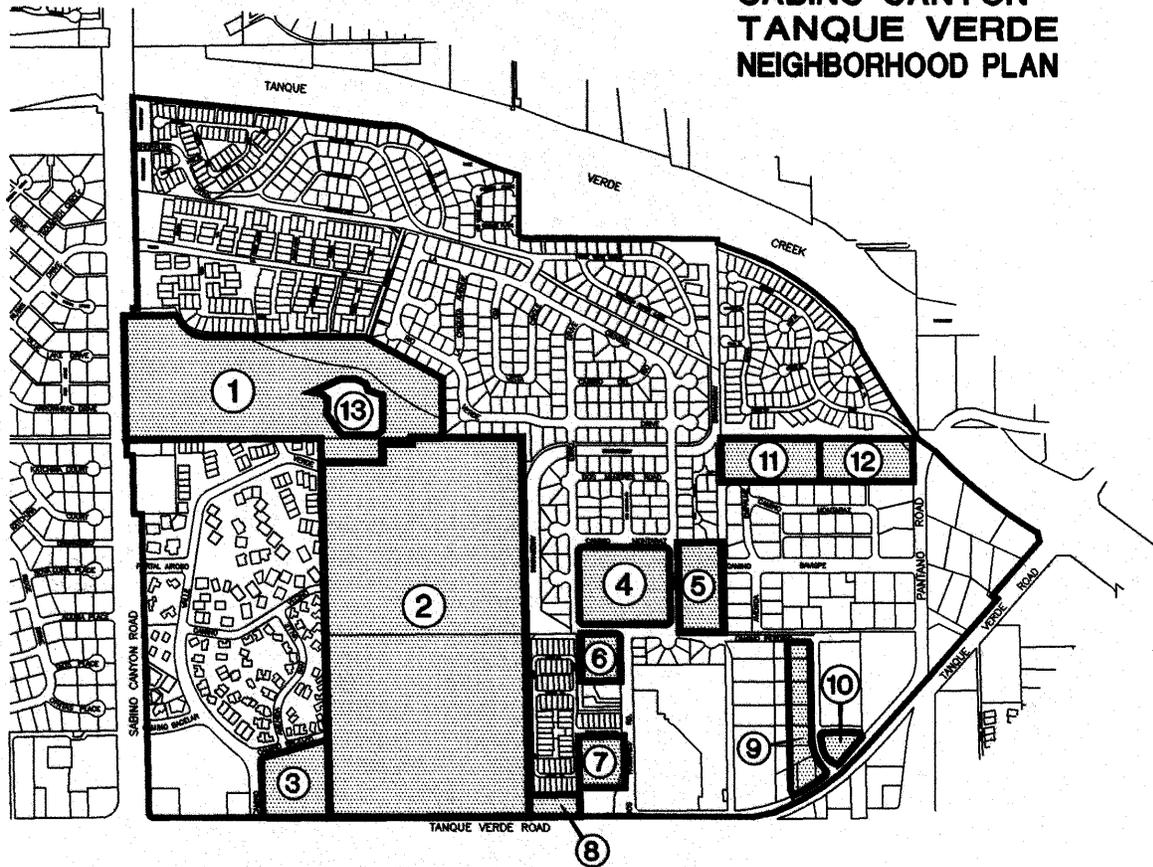
**Residential Cluster Project (RCP):** development option in the residential zones that provides for greater flexibility and creativity in design.

**Screening:** an opaque barrier designed and constructed to conceal areas used for storage, refuse, mechanical equipment, parking, or delivery service loading bays from the street and public view; or to buffer adjacent land uses.

**Street:** any permanent public or private right-of-way, other than an "alley" or "parking area access lane," set aside to accommodate vehicular-travel lanes, parking lanes, bike lanes, pedestrian facilities, utility areas, and other such features whether designated as a street, drive, highway, thoroughfare, road, boulevard, avenue, lane, or place.

- **Arterial Street:** a street which carries a high volume of traffic, usually in excess of 12,000 vehicles per day, and is identified on the Major Streets and Routes Plan map. These streets traverse the city, connecting with other arterials, freeway interchanges, and bridges.
- **Collector Street:** a street which generally carries less traffic than an arterial street, usually in the range of 2,000 to 12,000 vehicles per day, and is identified on the *Major Streets and Routes Plan* map. These streets are generally shorter in length than arterial streets, and connect local streets to the nearest arterial street.
- **Local Street:** a street which generally carries less than 2,000 vehicles per day and is not identified on the *Major Streets and Routes Plan* map. Local streets provide neighborhood access to collector and arterial streets.
- **Scenic Route:** an arterial or collector street identified on the *Major Streets and Routes Plan* map, along which the intention is to preserve scenic vistas and natural vegetation.
- **Gateway Route:** an arterial or collector street identified on the Major Streets and Routes Plan map, which connects to a major employment center, shopping area, recreational area, or transportation center. Gateway routes are used by large numbers of visitors and residents and as such their appearance is important to the overall image of Tucson.

**SABINO CANYON -  
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**PARCEL IDENTIFICATION MAP**

Legend



Vacant or Underdeveloped Parcels



Parcel Number

## I. LAND USE POLICIES

### A. RESIDENTIAL POLICIES

**Residential Background:** The Sabino Canyon-Tanque Verde area is composed of mostly one-story, single-family-detached homes located within the interior of the subject area.

Townhomes, single- and two-story, attached and detached, are located along Sabino Canyon Road. One- and two-story attached townhomes are also located west of Dos Hombres Road, north of Tanque Verde Road. Apartment developments are located at the northeast corner of Tanque Verde Road and Dos Hombres, and on the west side of Pantano Road at the Tanque Verde Road overpass. The average residential density for developed properties, excluding apartments, is approximately four units per acre. The overall residential density within the *Plan* area is approximately six units per acre.

There is significant vacant or underdeveloped property within the area available for residential use (see the Parcel Identification Map on page six). Parcel #1, approximately 28 acres on the east side of Sabino Canyon Road, surrounds Parcel #13, an existing restaurant. Parcel #2, is approximately 78 acres on the north side of Tanque Verde Road, developed with a single mobile home. Parcel #3 is a 4.6 acre parcel at the northwest corner of Tanque Verde Road and Camino Bacelar. Arizona Title Insurance recently applied for a rezoning for this parcel. The Tucson Unified School District (TUSD) owns Parcel #4, a vacant 8.5 acre parcel north of the intersection of Dos Hombres Road and Camino Perdido. The District currently does not consider the parcel to be necessary as a school site. The parcel was approved for sale in 1985. TUSD reports that the site will remain vacant and unused until the Governing Board disposes of it through a regular process of advertising and bidding. Other vacant properties include a five acre parcel east of the TUSD property (Parcel #5) and a 2.5 acre parcel to the south of the TUSD property (Parcel #6), parcels adjacent to the west and north of the convenience market at Dos Hombres (Parcels #7 and #8), and other smaller parcels.

**Intent Statement:** The residential policies are intended to guide future development and ensure harmony of new residential development with existing neighborhoods. The policies recognize the residential character of the new *Plan* area and the potential for impacts from new higher- density residential, office, and commercial developments.

*Plan* policies are to be used in conjunction with the Conceptual Land Use Map, and the General Design Guidelines to ensure the compatibility of a higher-intensity development abutting a less intense or lower-density use. The Land Use Map allows up to two residential units per acre in areas identified for suburban density, up to six residential units per acre in areas identified for low density. *Plan* policies are used primarily during the rezoning process and for applicable CDRC reviews. *Plan* policies also help to formulate staff positions on requests for variances to the *Land Use Code*.

**Policy 1. Preserve and improve the quality life in residential areas.**

- a. Ensure that new residential development is sensitively designed to enhance existing land uses by compatibility of scale, density, and character, with existing development, as outlined in the General Design Guidelines. These elements must be shown on rezoning Preliminary Development Plans or discussed in the rezoning Design Compatibility Report, or other development plans.
- b. All parking and maneuvering requirements can be met on-site or within an interconnected project.

**Policy 2. Allow residential infill and redevelopment in existing neighborhoods under the following guidelines.**

- a. Residential development at an average of up to two units per acre, as shown on the Conceptual Land Use Map.
- b. Residential development at an average of up to six units per acre, as shown on the Conceptual Land Use Map.
- c. Existing apartment sites to be maintained as shown on the Conceptual Land Use Map.

**B. NONRESIDENTIAL POLICIES**

**Nonresidential Background:** Commercial land use within the *Plan* area is concentrated along Tanque Verde Road. A retail/commercial center is located at the corner of Sabino Canyon Road, and a convenience market at Dos Hombres Road. Private recreational facilities and a golf driving range, are located at the bend in Tanque Verde Road. Along this frontage there exists significant opportunity for additional commercial development or redevelopment. In addition, the Sabino Canyon-Tanque Verde area is home to a Five Star restaurant, The Tack Room, located near the center of the *Plan* area on Vacant or Underdeveloped Parcel #13 (see Parcel Identification Map). Access to this parcel is via Sabino Canyon Road. This parcel has a long history of commercial use, first as a race track for quarter horses and sulkies, later as a seasonal guest ranch, and since 1965 a year-round restaurant. Existing nonresidential construction within the *Plan* area is mostly one story in height with the exception of The Tack Room, portions of which are two-stories in height.

**Intent Statement:** The nonresidential policies are intended to direct office and commercial development to locations within the *Plan* area that are most suited to handle the intensity of such uses in terms of traffic generation and other potential impacts on adjacent residential uses.

These policies have been designed to minimize the impacts from nonresidential uses on existing neighborhoods. *Plan* policies are to be used in conjunction with the Conceptual Land Use Map, and the General Design Guidelines to ensure the compatibility of a higher-intensity development abutting a less intense or lower-density use. The Land Use Map allows up to six residential units per acre, as part of a commercial or office development, or as a separate development. *Plan* policies are used primarily during the rezoning process and for applicable CDRC reviews. *Plan* policies also help to formulate staff positions on requests for variances to the *Land Use Code*.

**Policy 1. Allow new office and new commercial uses and the redevelopment of existing uses as shown on the Conceptual Land Use Map when all of the following criteria are met.**

- a. Primary access can be provided from an arterial street. (For exception see Nonresidential Policy 3.)
- b. All parking and maneuvering requirements to be met on-site or as part of an interconnected development.
- c. Screening and buffering for adjacent residential uses can be provided on-site.
- d. New development should relate to existing land uses through compatibility of scale, mass, and design details, as outlined in the General Design Guidelines. These elements must be shown on rezoning Preliminary Development Plans or discussed in the rezoning Design Compatibility Report, or other development plans.

**Policy 2. Within areas designated for Neighborhood Commercial/Office/Residential on the Conceptual Land Use Map adjacent to existing residential uses the following criteria apply.**

- a. Residential density at an average of up to six units per acre.
- b. Residential building heights to be limited to one-story and 20 feet where abutting one-story residential development.
- c. New Commercial/Office uses to be a maximum of 30 feet in height except when screening mechanical equipment on roofs and:
  - i. one story or,

- ii. if multi-story construction is utilized, on building faces adjacent to existing residential development, locate balconies and windows to protect the privacy of existing residences.

**Policy 3. Allow an office or commercial use of similar intensity to the existing commercial use on Parcel 13 (see Parcel Identification Map) when new development complies with the General Design Guidelines.**

### **C. RIVER PARKS POLICIES**

**River Parks Background:** Existing and planned river parks form the spine of the regional trail system, and are identified as primary trails in the *Master Plan* and *Parks, Recreation, Open Space and Trails (PROST)* element of the City of Tucson *General Plan*\*. River park policies are intended to ensure that development along existing or planned river parks will support and enhance this important regional recreational asset. Park nodes along the river park corridor provide recreational amenities similar to those available in neighborhood parks, but at a reduced scale depending on the size and location of the nodal park.

Because river parks are constructed by the Pima County Department of Transportation and Flood Control District as mitigation for bank protection and are maintained by either the City and County Departments of Parks and Recreation, interjurisdictional cooperation will be important in the review of development proposals in proximity to the river park system.

As part of the River Parks System, the Pima County Transportation and Flood Control District already has partially completed the Tanque Verde Creek River Park which borders the northern boundary of the *Plan* area from Sabino Canyon Road east to the junction of Tanque Verde Creek and Tanque Verde Road. The District deferred funding for construction of the park in 1991. Paving of trails and landscaping are planned for both banks of the Tanque Verde Creek within the *Plan* area, except adjacent to the Villages at Rancho del Rio. Canoa Homes, the developer of Vista del Rio Lots 218 - 290 that abut on the south bank of the Creek, has agreed to provide a Pocket Park on the Creek as a condition of rezoning. The Pima County Transportation and Flood Control District has approved the Pocket Park and the City of Tucson has agreed to maintain it once the Park is completed.

**Intent Statement:** The intent of the river parks policies is to guide the development of linear park improvements and new residential or nonresidential development adjacent to the river parks in the Sabino Canyon-Tanque Verde area. *Plan* polices are used primarily during the rezoning process and for applicable Community Design Review Committee (CDRC) reviews. Plan policies also help formulate staff positions on

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\* *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.

requests for variances to the *Land Use Code*. All policies are advisory in the county or within the river parks administered by Pima County Transportation and Flood Control District.

- Policy 1.**      **The Tanque Verde Creek River Park is a viable regional recreational asset and should be completed as soon as practicable.**
  
- Policy 2.**      **The effects of proposed development in proximity to existing river parks shall be addressed in the Design Compatibility Report, and include the impacts the development may have on the river or nodal park (and associated parking), visual resources/viewshed protection, and provision of public access.**
  
- Policy 3.**      **If the development site is traversed by or adjacent to an identified but currently unimproved segment in the river park system, as a condition of rezoning approval, sufficient right-of-way shall be dedicated to the Pima County Flood Control District or the City of Tucson to assure provision of public access and continuity of river park design, as determined by the City and County Departments of Parks and Recreation and the City Department of Transportation and Pima County Department of Transportation and Flood Control District.**
  
- Policy 4.**      **In addition to public access and right-of-way policies, all development adjacent or within close proximity to existing or planned river parks shall recognize the river park as an amenity by providing, through innovative site design, opportunities for visual and physical orientation to the river park, as well as public access to the river park from within the development. This is particularly important for commercial properties. Modifications or variances to required improvements may be granted if they will facilitate better connections to the river park.**

**D.      WATER RECLAMATION POLICIES**

**Water Reclamation Background:** The City of Tucson Water Department is currently constructing a reclaimed water system to service Tucson Country Club Estates, a residential subdivision and golf course to the west of the *Plan* area, as part of an improvement district. Reclaimed water service for the *Plan* area could be accommodated eastward. This eastern expansion may be considered by the City if it was determined that a large enough user group existed to justify the cost of the extension project.

An alternative to this eastward expansion is the northern expansion of the reclaimed water facility presently serving the Udall Regional Park that borders the *Plan* area on the south. In addition to the associations and developers in the *Plan* area that already have expressed a

desire for reclaimed water service, the Pima County Department of Transportation and Flood Control District has indicated they would be a user of the service for irrigation of the Tanque Verde Creek River Park. The policies anticipate reclaimed water will be available to all large scale projects at some point in the future.

**Intent Statement:** Although water conservation is an important issue for small as well as larger-scale development projects, the following water reclamation policies are intended to guide development with large areas of turf such as Villa del Rio.

**Policy 1. For large areas of turf irrigation within development projects maximum use of non-potable water shall be required. Until a feasible, non-potable water supply is available, use of potable water for large areas of turf irrigation shall be permitted under the following conditions:**

- a. A non-potable water supply feasibility statement and irrigation plan is submitted and approved with the landscaping plan.
- b. The irrigation plan uses state-of-the-art water conservation measures.
- c. The irrigation plan is designed and labeled to meet specifications for the use of non-potable water.
- d. A plan has been approved for the replacement, within a fixed period of time, of potable water with non-potable water.
- e. Assurances in the form of cash or a bond shall be required of the developer to assure conversion to use of non-potable water, in the event of a default on the development project.

**Policy 2. Effluent shall be properly treated and used in such a manner that it will have no adverse impact on the quality of existing ground water as determined by the Pima County Department of Environmental Quality.**

## **E. ARCHAEOLOGICAL AND HISTORIC PRESERVATION POLICIES**

**Archaeological and Historic Background:** The federal government has long affirmed through federal law the principle that historic preservation is an important element in maintaining and preserving American heritage on the local, state, and national levels. In 1990, the Arizona legislature passed two State laws that protect human burials and associated artifacts on both private and State land. In the City of Tucson, historic preservation policy derives from compliance with federal and state laws and local ordinances. As the City expands beyond its current boundaries and vacant lands are developed and urbanized, preservation of the

archaeological resources--the evidence of Hohokam and later Native American cultures--will become more important.

**Intent Statement:** Cultural heritage is a mosaic of a community's archaeological legacy, historic buildings and neighborhoods, and living culture as shown in the expression and celebration of ethnic diversity, regional folkways, and art.

Archaeological and Historic Preservation policies support the preservation or restoration of archaeological, historical, and cultural sites that are eligible for inclusion to the National Register of Historic Places and the City of Tucson Historic Preservation Zone. In addition, these policies provide general support for existing neighborhood plans and historic districts that seek to maintain neighborhood integrity, stability, and architectural character.

**Policy 1. Archaeological resources on rezoning sites should be identified and mitigated.**

**Policy 2. Historic resources on rezoning sites should be identified and mitigated.**

## II. GENERAL DESIGN GUIDELINES

**General Design Background:** The General Design Guidelines are intended to help ensure that new development or redevelopment is designed in a manner that enhances the visual appearance of the Sabino Canyon-Tanque Verde area and that such development is compatible with existing land uses. The guidelines identify architectural and landscaping elements that should be addressed on development plans required by a rezoning or an annexation. The guidelines suggest methods to implement the design recommendations and are intended to be used in various combinations, depending on the proposed development, the adjacent use, and the existing site conditions.

**Intent Statement:** The General Design Guidelines are intended to help ensure that new development or redevelopment is designed in a manner that enhances the visual appearance of the Sabino Canyon-Tanque Verde area and that such development is compatible with existing land uses. Compatibility issues can be identified through working with adjacent property owners and neighborhood associations as part of the process for the preparation of development plans and drawings. The guidelines identify architectural and landscaping elements that should be addressed in the development plan review. The guidelines suggest methods to implement the design recommendations and are intended to be used in various combinations depending on the proposed development, the adjacent use, and the existing site conditions.

### Guidelines:

#### 1. Compatibility Elements

- a. Reflect neighborhood character - New development should be carefully designed to reflect and enhance neighborhood identity, streetscape continuity, historic development patterns, neighborhood landmarks, predominate architectural and landscaping themes, and scenic or historic views.
- b. Protect the integrity of existing residential neighborhoods - Encourage the blending of new developments with the existing character of adjacent residential neighborhoods through the use of residentially scaled architectural details.
- c. Complement surrounding development - Utilize compatible building materials, architectural style and ornamentation, setbacks, and variations in building height or mass to complement the scale and character of surrounding development and reduce the appearance of excessive height and bulk.
- d. Respect historic development - Ensure compatibility between the character and appearance of new development and that of adjacent historic properties. New development should also demonstrate sensitivity to the broader context of a surrounding historic district.
- e. Provide active and interesting development at street level - New multi-story commercial development should provide “fine-grained” design elements and pedestrian-oriented amenities and services at the street level to enhance streetscape vitality and visual interest. Large expanses of unbroken wall surface or reflective glass should not occur at the street level.
- f. Provide neighborhood amenities - Wherever feasible, incorporate neighborhood amenities such as open space, recreational facilities, and public art in new development and in redevelopment of existing areas. Such amenities should be developed with input from local neighborhoods.

#### 2. Design Elements

- a. Encourage consultation with immediate neighbors for siting of buildings and additions to provide privacy, noise attenuation, and protection of view corridors for adjacent uses.

- b. Provide primary access from arterial streets for all new non-residential developments. All new medium- and high-density residential developments should provide primary access from collector and/or arterial streets.
- c. Setbacks for higher intensity uses should be equal to or greater than code-required setbacks for any adjacent residential uses.
- d. 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.
- e. Provide a variety of rooflines in development where building heights are in excess of 20 feet.
- f. Transition building heights downward from the arterial street frontage toward adjacent residential uses to be compatible with adjacent buildings.
- g. Provide view corridors to mountain peaks from at least one point from existing adjacent residential development where feasible. For example, roof lines can be varied to allow a view to mountain peaks.
- h. Orient buildings, windows, and balconies so as to protect the privacy of existing residences.
- i. Discourage unbroken structural and free standing wall surfaces.
- j. Integrate signs and other information systems into the overall design of new commercial development in an architecturally coordinated and sensitive manner. Building addresses should be clearly visible from the public right-of-way. Address numbers may also be painted on the building rooftops to facilitate identification from the police helicopter with consideration for the aesthetic impact on views from neighboring properties.

**3. Buffering Elements**

- a. Utilize appropriate screening and buffering techniques to mitigate the impacts of new development on adjacent uses. Design and orient drought-tolerant landscaping, masonry walls, earthen berms, outdoor lighting, trash storage areas and other elements to provide an attractive and effective barrier to undesirable access, noise, or views.
- b. When development involves higher intensity land uses, encourage the consolidation of parcels with common property lines to allow for

adequate buffering of adjacent, less intense development as well as providing integrated circulation and access, reduce the number of curb cuts along the street, and enhance screening and buffering between adjacent, noncompatible uses.

- c. Noise generating uses such as loading zones, dumpsters, guard dogs, and loudspeakers should be located away from and buffered from adjacent residential uses and residentially zoned property. Screen dumpster areas, storage areas, utility equipment, or water pumping stations with landscaping and a minimum six-foot high masonry wall, or if allowed per the *LUC* other screening methods such as earthen berms, fencing, or combinations of screening methods which provide a similarly effective screen.
- d. Refuse containers and outside storage areas should be located away from adjacent residential uses. Screening of dumpster locations, and electrical, mechanical, and other freestanding equipment should consist of masonry walls and landscaping with drought-tolerant vegetation, or if allowed per the *LUC* other screening methods such as earthen berms, fencing, or combinations of screening methods which provide a similarly effective screen.
- e. To prevent illumination or glare from extending to existing residential properties, shield or direct outdoor lighting away from adjacent residential uses. In some situations (conversions to O-1 zoning for example), required outdoor lighting should be of the low pressure sodium type and located low to the ground.
- f. Discourage business activities that generate excessive noise, light, and traffic impacts on the interior of existing neighborhoods. Limitations on the hours of operation for a commercial use may be considered.

#### **4. Landscaping**

- a. Plant a balance mix of drought-tolerant canopy trees, understory shrubs, and groundcover of similar form and scale to existing vegetation in the area, especially along major street frontages. Placement of trees should provide shade to pedestrians whenever possible.
- b. Enhance and soften architectural features, including proposed structures, with drought-tolerant landscaping, which includes trees that are proportional in scale to the architectural element (at maturity), as well as understory shrubs and groundcover.
- c. When site conditions permit, preserve or relocate trees with a caliper of four inches or greater, including saguaro cacti and ocotillo. When

conditions do not allow such preservation or relocation, replace with trees or mature desert vegetation of comparable size and density.

- d. Select vegetation to display an interesting variety of leaf size, texture, and color and to provide for a seasonal floral display, whenever possible.
- e. Utilize accent plants at the intersection of major streets and for the primary entry areas of new development.
- f. Locate vegetation to preserve mountain views.
- g. Signage to be integrated into landscaping and should reflect architectural style or theme of the proposed development.

**5. Grading/Wash Treatment**

- a. Minimize graded areas on new development sites to preserve wildlife habitats and mature riparian and native, desert vegetation.
- b. Limit grading of development parcels to within four months of actual construction to protect wildlife habitats and to preclude the premature grading of parcels that may cause excessive rainwater run-off from sealed soil conditions.
- c. Enhance the visual appearance of channelized or bank protection drainageways in new development, with techniques such as the use of natural appearing materials. Where gunnite or soil cement are required, use of textured and/or color to blend with adjacent soil conditions.
- d. Grade differential between new and existing development or the natural grade to be kept to a minimum. Finished floor elevation for surrounding properties is to be provided on grading plans. Where the grade differential between existing adjacent finished floor and proposed finished floor is greater than two feet, applicant must notify adjacent property owners prior to submittal of grading plan to Development Services.

**6. Freestanding Walls**

- a. Promote the use of colors found predominately in the natural desert landscape for exterior wall colors.
- b. 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 of the following techniques:
  - 1. vary wall alignment (jog, curve, notch, or setback, etc.), and plant trees and shrubs in the voids created by variations.
  - 2. plant trees and shrubs, which are proportional in scale to the proposed wall, at least every 25 feet.
  - 3. use two or more materials or a visually interesting design pattern on the proposed wall.
- c. Utilize decorative, graffiti-resistant materials (such as tile, stone, or brick), coarse textured covering materials (such as stucco or plaster), or a combination of the materials.
- d. Encourage the incorporation of pedestrian access points into the design of perimeter walls of greater than 75 feet in length (along a side), when such access points will not generate increased traffic or parking problems in adjacent residential areas.

**7. Parking Areas**

- a. Minimize the number of vehicular access points.
- b. Encourage on site parking to be located to the side or rear of new developments.

**8. Defensible Space Concepts**

- a. Encourage the utilization of curbs, sidewalks, and landscaped trails to define public, semi-public, and private areas.
- b. Utilize screening which allows visibility and surveillance of the development and/or creates an effective barrier around the property.
- c. In areas adjacent to doors and windows, select plant material of such height to retain visibility of building openings from the street or from other development (e.g. less than 30 inches or with a greater than 6-foot

space between the ground and the canopy). Where possible, thorny or spiny plant material should be utilized.

- d. Define property owner/occupant areas of influence through the use of design elements, such as walls, fences, changes in level or grade, lights, color, or change in paving texture.
- e. Locate building entryways so that they are visible from other buildings, apartment entryways, and units.
- f. Design entryways to provide residents with a view from their unit into the corridor that serves them.
- g. Provide lighting at doorways, windows, entryways, and in corridors.
- h. Provide each residential unit with an area of responsibility that extends beyond the entryway, with features such as the following:
  - 1. Design stairwells to serve a minimum number of units per floor.
  - 2. Utilize amenities and distinctive elements that extend the private space of individual units onto landings and into corridors.
  - 3. Disperse and symbolically assign project amenities to certain units or cluster of units.
  - 4. Locate children's play areas and other outdoor recreation areas so that they are visible from a maximum number of units.

### **III. PLAN ADMINISTRATION GUIDELINES**

Plan Administration Background: Some subdivision plats, acreage plots, and separate parcels of land incorporate private covenants and other private deed restrictions. While private deed restrictions are not enforced 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 parcel development or use of the property.

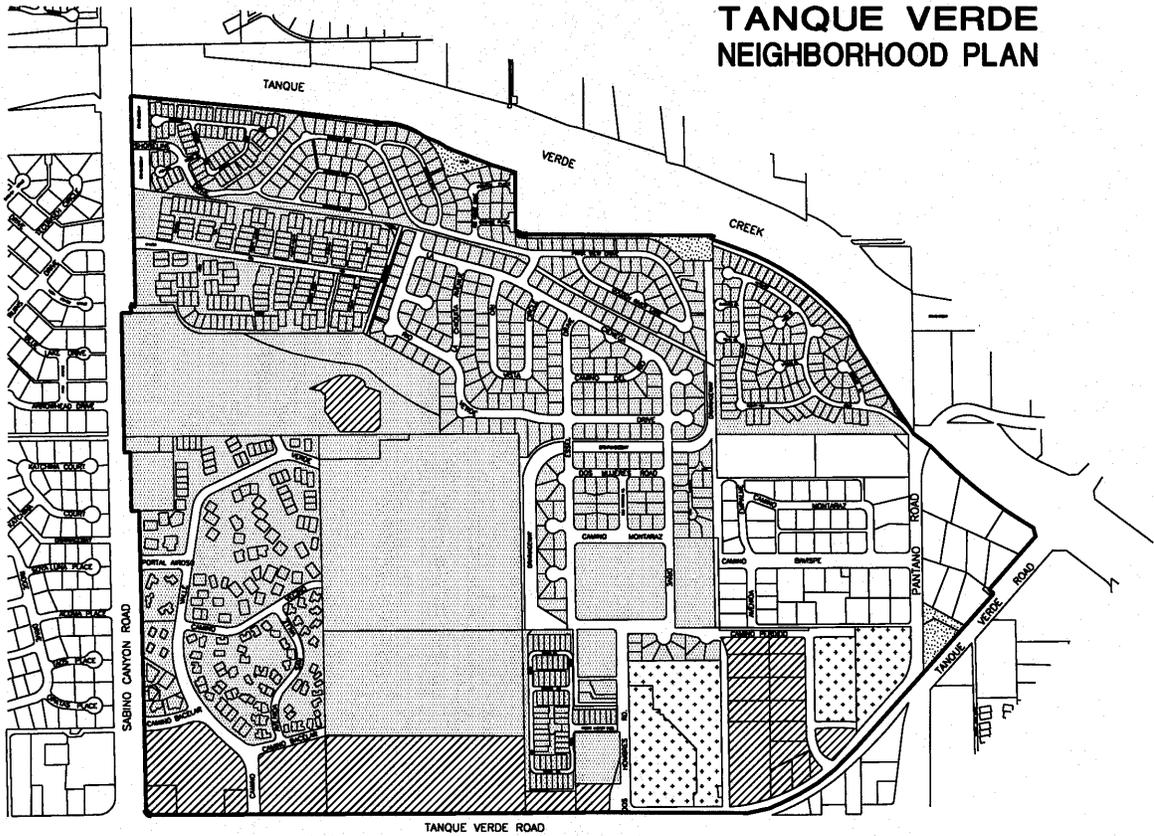
On occasion, variance requests from the *Land Use Code* and applications requesting Substitution of Nonconforming Use, Temporary Use, and Conditional Use Permits are submitted to the Planning Department for consideration. Although the *Land Use Code* requires notification of adjacent residents for such 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 *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.

**Intent Statement:** These guidelines are intended to identify the responsibilities of the City of Tucson Planning Department, Citizen and Neighborhood Services Office, developers, and the neighborhood association(s) and representatives in the *Plan* implementation process.

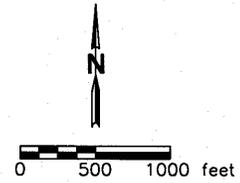
**Guidelines:**

- 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 adjacent property owners regarding rezoning requests prior to submittal of the rezoning application (LUC Section 5.4.5.2).
  - b. 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.
  - c. Continue to encourage neighborhood associations within the *Plan* Area to maintain up-to-date records of association representatives with the City's Citizen and Neighborhood Services Office.
  
- 2. The applicant must demonstrate compliance with the *Sabino Canyon-Tanque Verde Neighborhood Plan Land Use Policies and the General Design Guidelines in rezoning applications.***

**SABINO CANYON -  
TANQUE VERDE  
NEIGHBORHOOD PLAN**



**CONCEPTUAL LAND USE MAP**



**Legend**

-  Residential up to 2 units/acre
-  Residential up to 6 units/acre
-  Existing Apartments
-  Neighborhood Commercial/Office/  
Residential up to 6 units/acre
-  Open Space
-  Plan Boundary