



NEIGHBORHOOD PLAN

AUGUST 1980

Revised by Mayor and Council

February 27, 1995

Resolution #16833

San Clemente – Country Club Heights Neighborhood Plan

Prepared by the City of Tucson Planning Department

August 1980

Revised February 1995

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SAN CLEMENTE - COUNTRY CLUB HEIGHTS NEIGHBORHOOD PLAN

**CITY OF TUCSON
PLANNING DEPARTMENT**

**August 1980
Revised February 1995**

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SAN CLEMENTE - COUNTRY CLUB HEIGHTS NEIGHBORHOOD PLAN

HISTORY OF FORMAL ACTIONS

Mayor and Council - November 10, 1980 - Resolution #11330 (Adoption)

April 25, 1983 - Resolution #12221 (Amendment)

October 10, 1988 - Resolution #14645 (Amendment)

February 27, 1995 - Resolution #16833 (Amendment/Update)

Hearings: Mayor and Council - November 10, 1980

April 25, 1983

October 10, 1988

February 27, 1995

Citizens Advisory Planning Committee - September 16 & 17, 1980

March 16, 1983

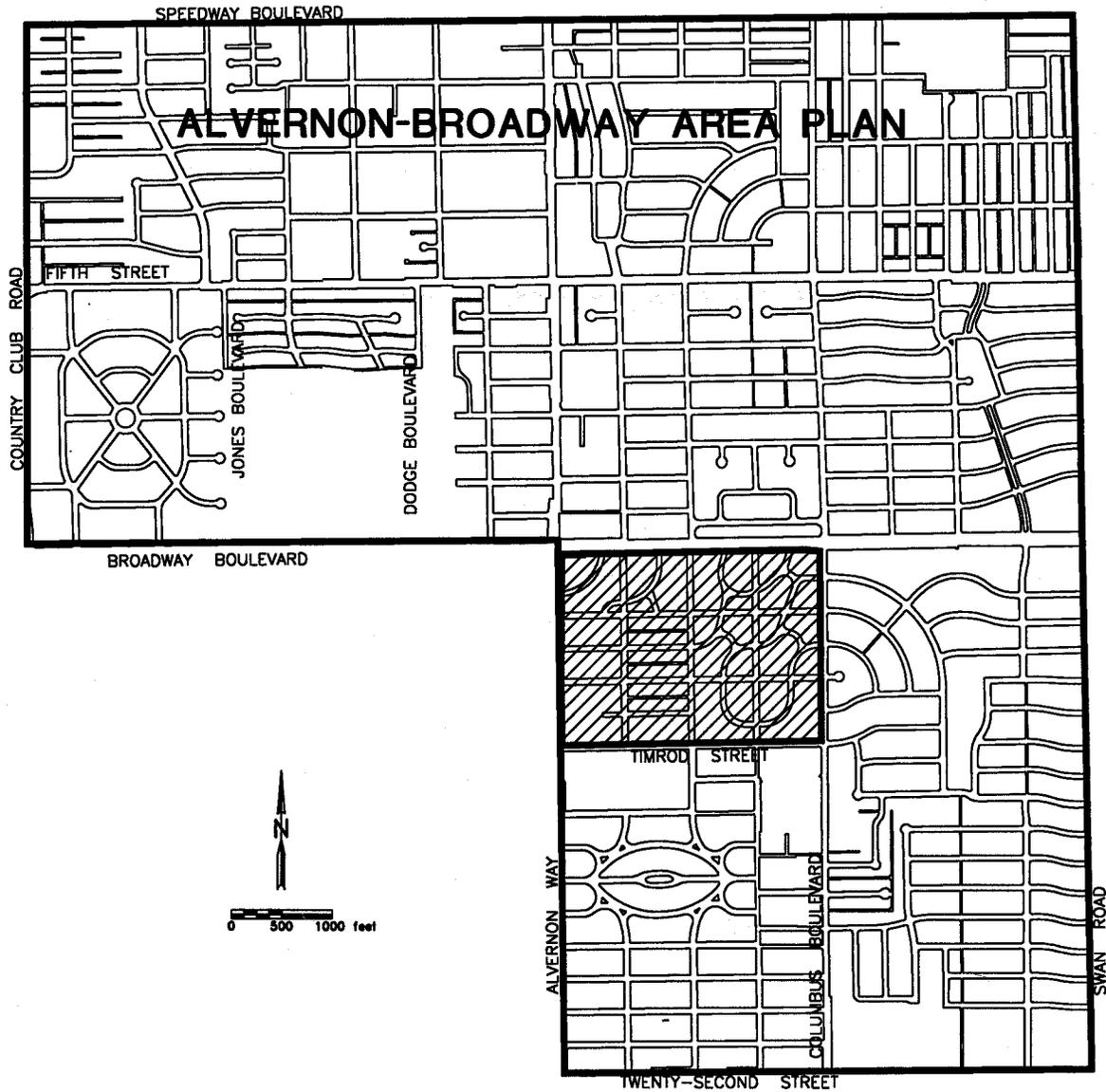
September 7, 1988

February 1, 1995

**SAN CLEMENTE - COUNTRY CLUB HEIGHTS
NEIGHBORHOOD PLAN**

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SAN CLEMENTE NEIGHBORHOOD PLAN LOCATION MAP

OVERVIEW OF PLAN AREA

The *San Clemente - Country Club Heights Neighborhood Plan* encompasses an area of approximately 96 acres in central Tucson. The neighborhood is directly east of the Randolph Center and Randolph Golf Course. Alvernon Way and Broadway Boulevard, designated arterial streets in the *Major Streets and Routes Plan (MS&R)* with average daily traffic volumes in excess of 35,000 vehicles per day, border the neighborhood on the north and west sides. Columbus Boulevard, designated a collector street in the *MS&R* with an average traffic volume of approximately 7,000 per day, borders the neighborhood on the east. The neighborhood is developed in mainly single-family residential uses, except for the intersection of Broadway Boulevard and Alvernon Way which is vacant and zoned for office development, and the Alvernon Way/Timrod Street corner area which is developed in higher density residential. This higher density residential provides a transition to the Doubletree Hotel and the higher density residential development along the south side of Timrod Street. The Broadway Boulevard edge is solidly residential except for five vacant lots. All of these lots were vacant when the original plan was adopted in 1980.

The San Clemente area was replatted in 1929 in response to the early impacts of the auto age and the success of the El Encanto Estates and Colonia Solana subdivisions. This subdivision replatting combined both a curvilinear street layout and the existing grid-pattern with narrow width streets to slow traffic down. Many of the homes in the area were built in the 1930s and 1940s which makes the neighborhood potentially eligible for nomination as a National Register Historic District.

Though the replatting responded to some of the auto-related concerns, drainage concerns, namely the potential for flooding from the Arroyo Chico Wash were not adequately addressed. To the east of Columbus Boulevard, the Arroyo Chico Wash flows in a relatively flat drainageway. Any drainage from this area is forced to make a relatively sharp southward turn at Columbus Boulevard to flow westward along the Timrod Street alignment where it runs into Randolph Golf Course. Of all the washes in the general area of the neighborhood, the Arroyo Chico Wash has the greatest potential for flooding impacts due to the number of properties within the Federal Emergency Management Agency 100-year floodplain. According to a recent floodplain map of the area, the Arroyo Chico Wash has the potential to flood 40 to 50 properties between Columbus Boulevard and Alvernon Way.

The original *San Clemente - Country Club Heights Neighborhood Plan* was adopted on November 10, 1980 by the Mayor and Council. In the fifteen years since its adoption, the *Plan* has been amended twice to specify guidelines for office development at the intersection of Broadway Boulevard and Alvernon Way.

In this update of the *Plan*, the areas of concern have been the use of the remaining vacant lots on Broadway Boulevard, safety and noise issues related to traffic cutting through the neighborhood, crime in the neighborhood, and the potential for historic designation.

AREA LOCATION AND BOUNDARIES

The San Clemente - Country Club Heights Neighborhood is bounded by Broadway on the north, Columbus Boulevard on the east, Timrod on the south, and Alvernon on the west. The *Plan* area is approximately 96 acres. The *Plan* is located within the boundaries of the *Alvernon-Broadway Area Plan*.

GENERAL GOALS

The Goals provide broad direction as a framework for the *Plan*. The Goals are referred to by Planning staff and other *Plan* users to better understand the overall context for the resultant policies and guidelines. If there is disagreement on how a policy should be applied, goal statements assist staff in resolving the disagreement and making a final interpretation. The purpose of the *San Clemente-Country Club Heights Neighborhood Plan* is to guide future development while protecting and enhancing existing uses. Though residents understand this *Plan* can not limit development rights under existing zoning, they want to encourage compatible development with existing low-density residential uses. The Goals of the *Plan* are to:

1. To maintain and protect the integrity and quality of life of the established, low-density neighborhoods.
2. To establish a framework which recognizes the present characteristics of the San Clemente - Country Club Heights residences and neighborhood.
3. To establish criteria to guide new development.
4. To encourage traffic safety on our streets.
5. To support community-wide planning objectives.
6. To reduce the noise and visual effects of current and future traffic and development.
7. To discourage criminal activity and non-resident traffic.
8. To minimize the traffic impacts of Alvernon Way and Broadway Boulevard on the neighborhood.

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9. To preserve Columbus Boulevard as a residentially developed collector street, while encouraging the establishment of bike paths, walking paths, and trees along the edges of this street; and,
10. To address the flood control issues along Timrod in an aesthetic and environmentally sensitive manner.

LAND USE POLICIES

A. RESIDENTIAL POLICIES

1. Preserve the residential character of the San Clemente - Country Club Heights Neighborhood. Encourage low-density residential land uses when vacant land throughout the neighborhood is developed.
 - a. Retain all properties developed as single-family residences in single-family residential uses (see Conceptual Land Use Map).
 - b. Maintain single-family residential uses on properties with lot frontage on Alvernon Way.
 - c. Develop interior vacant properties with single-family residences in a style and scale compatible with neighboring structures (see Conceptual Land Use Map).
2. Recognize the historical character of the neighborhood.
 - a. Encourage residents to research information on the historical aspects of their homes. Request all residents having historical information to share it with the neighborhood association for compilation.
 - b. Consider the designation of a National Register Historic District for the neighborhood.
 - c. Consider application for designation as a City of Tucson Historic District.
3. Pursue techniques with the Department of Transportation to discourage non-resident vehicular traffic in the neighborhood by utilizing street closures,

traffic diverters, squeeze downs, speed humps, traffic circles, signage, and/or other devices.

4. Pursue noise and visual barriers along the perimeter of the neighborhood.

B. NONRESIDENTIAL POLICIES

1. Allow professional and semiprofessional office uses at the intersection of Broadway Boulevard and Alvernon Way with their orientation and access to Alvernon and Broadway (see Conceptual Land Use Map). All development on these parcels shall be designed to ensure the privacy of adjacent residences (see Design Policies). *(Contact the Neighborhood Association for specific design agreements.)*
2. Allow residentially scaled office uses on vacant lots which have frontage on and primary access to Broadway Boulevard (see parcels designated on Conceptual Land Use Map). New office development should be designed to ensure the privacy of adjacent residential uses (see Design Policies).

C. DESIGN POLICIES

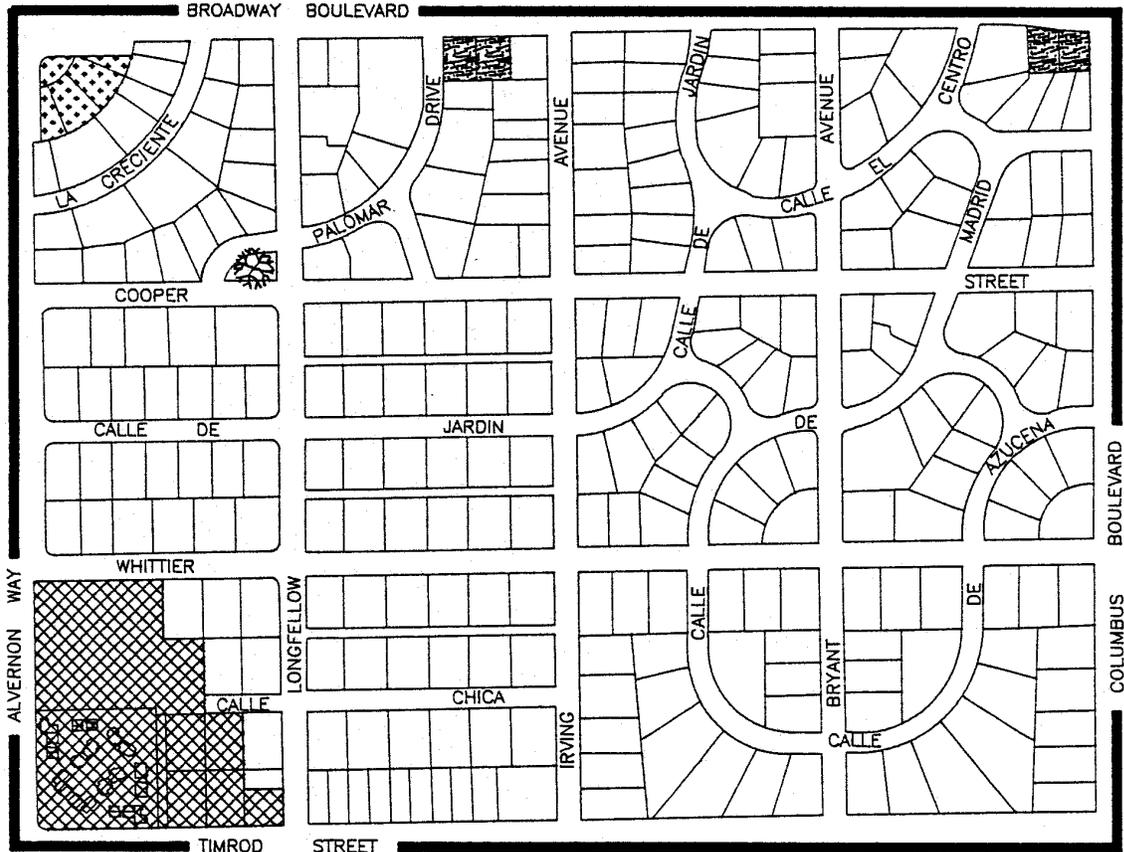
1. All development within the neighborhood should comply with the following criteria.
 - a. Protect adjoining residential areas from visual, vehicular and other negative impacts of new development.
 - b. New construction should be designed to drain into adjacent streets and not on adjacent property.
 - c. Exterior lighting, including security lighting, should be mounted as close to the ground as feasible to accomplish residentially scaled design objectives and should be directed away from adjacent residential properties.
2. Residentially scaled office uses along Broadway Boulevard should comply with the following criteria.
 - a. New development should protect the privacy of adjacent residents with a minimum six-foot high masonry perimeter wall of two or more

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graffiti resistant materials and/or stuccoed, and painted with graffiti resistant paint a color consistent with the main structure.

- b. Provide a minimum twelve-foot setback from existing residential side and rear yard property lines.
3. Developers of the office use at the Broadway Boulevard and Alvernon Way intersection should be aware of all deed restrictions and design agreements established with the Neighborhood Association. Contact the Neighborhood Association for specific design agreements.

SAN CLEMENTE - COUNTRY CLUB HEIGHTS NEIGHBORHOOD PLAN CONCEPTUAL LAND USE MAP



Legend

-  Plan Boundary
-  Single-Family Residential
-  Higher Density Residential
-  Vacant-Residentially Scaled Office
-  Professional/Semiprofessional Office
-  El Parque Triangulo

