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Tumamoc Area Plan

Prepared by the City of Tucson Planning Department
Adopted by the Mayor and Council on April 27, 1998

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TUMAMOC AREA PLAN

**CITY OF TUCSON
PLANNING DEPARTMENT**

April 27, 1998

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TUMAMOC AREA PLAN

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[Tumamoc Area Plan Regional Location Map](#)

SECTION I. INTRODUCTION

A. PLAN PURPOSE

The purpose of the *Tumamoc Area Plan* is to provide land-use policy direction and design guidelines for new development within the *Plan* boundaries. The goal of the *Tumamoc Area Plan* is to establish a model for regional planning, recognizing its dynamic interactive place in the larger ecosystem. This *Plan* takes a new approach to responsible development, in which property owners and developers can realize better economic and environmental gain through concern for: 1) property and income rights; 2) respect for existing residents and cultures, including communities of native wildlife and plants; and 3) a long-range view of sustainable habitation. This *Plan* promotes environmentally responsible planning, design, building practices, and mechanisms which provide for long-term natural space preservation.

B. AREA LOCATION AND BOUNDARIES

The Tumamoc Area is located along the western edge of the City of Tucson. The *Tumamoc Area Plan* contains approximately ten and one half square miles of land generally bounded by Ironwood Hill Road on the north, Ajo Way on the south, Silverbell Road and Mission Road on the east, and City limits on the west. Approximately 12,500 people lived within the plan area boundaries in 1990. The area is located within two and a half miles of the downtown, and within a mile of I-10 and industrial parks along the Santa Cruz River. Included in the area are St. Mary's Hospital, Pima Community College, the University of Arizona Desert Laboratory at Tumamoc Hill, Kennedy Regional Park, and Greasewood Park. Tucson Mountain Park is located immediately south and west of the plan area.

C. OVERVIEW OF PLAN AREA

The area is characterized by scenic vistas of the Tucson Mountains and Tumamoc Hill; sloped areas and protected peaks; and natural desert vegetation and wildlife, especially in and along washes. In the Tumamoc Area, the three predominant land uses are undisturbed vacant land which currently provides wildlife habitat; long-term study of desert ecology on Tumamoc Hill; and low-density, single-family residential. High-density residential uses are primarily located along major streets with concentrations along Speedway Boulevard and at the intersection of Greasewood Road and Broadway Boulevard. Office and commercial land uses are primarily located on the eastern edge of the plan area along Silverbell Road and Mission Road. Some of the neighborhoods within the plan area still contain large parcels of vacant land with relatively intense zoning, giving the area a high potential for change.

The Tumamoc area covers approximately ten and one half square miles. Due to the difference between the area's boundaries and the boundaries of the census tract block groups, there may be a variation between the following statistics and vacant area as expressed for each subarea. For specific land use acreage listed below, all numbers are approximate.

The following statistical information is based on a total area of 10.56 square miles, or 6758 acres. In 1990, approximately 2,030 acres (30 percent of the total acreage) in the area were developed: single-family dwellings accounted for 1,090 acres (16 percent of the total acreage); mobile homes accounted for 160 acres (2 percent of the total acreage); multi-family dwellings accounted for 140 acres (2 percent of the total acreage); streets, medians, and alleys accounted for 400 acres (6 percent of the total acreage); industrial uses accounted for 45 acres (0.7 percent of the total acreage); office and commercial uses accounted for 30 acres (0.4 percent of the total acreage). The remaining developed land, approximately 200 acres (3 percent of the total acreage), was in use as utilities, communications, and miscellaneous institutions.

The Inventory data shows that in 1990, approximately 4,700 acres (70 percent of the total acreage) in the area were undeveloped: 600 acres were included in the natural areas and preserves (9 percent of the total acreage); 400 acres were included in parks and cemeteries (6 percent of the total acreage); and 230 acres were drainageways and washes (3 percent of the total acreage). Approximately 3,470 acres were vacant land (55 percent of the total acreage); of this vacant land, approximately 860 acres were included in the University of Arizona Desert Laboratory at Tumamoc Hill, and the Central Arizona Project reservoir accounted for about 215 acres. Therefore, approximately 2400 acres of vacant land (64% of the undeveloped acreage) is subject to possible future development.

One of the land use themes that emerged from the inventory of the area is the relatively high proportion of vacant land. The Tumamoc area is distinct in that large areas of open space are located within close proximity of Tucson's downtown area. To preserve this distinction, a significant portion of the land has been developed for residential use below maximum density or has been developed as a cluster project incorporating open space areas. This gives the Tumamoc area the unique aspect or potential of being a suburban desert community with the benefits of urban services. Generalized land use for the area is shown on Map 1 (located after page 4).

Also emerging from the Inventory is the precarious position of desert habitat given the rapid development and current zoning within the Tumamoc Area. Without innovative and collective measures there will likely be destruction and fragmentation of currently existing conservation linkages and natural habitat.

D. ADJACENT PLANS

There are three adjacent neighborhood plans: "*A*" Mountain, Manzo, and Kroeger Neighborhood Plans. The Santa Cruz Area Plan and the Tucson Mountain Subregional Plan primarily cover adjoining areas.

E. PLAN IMPLEMENTATION

The policies and recommendations in the *Tumamoc Area Plan* are implemented through rezonings, new zoning regulations adopted by ordinance, Residential Cluster Projects, 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 of 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 or special exception 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 or special exception process can be initiated. The Mayor and Council has provided policy direction for area and neighborhood plans that limits amendments for two years after *Plan* adoption.
2. If the requested rezoning or special exception complies with *Plan* policies, the rezoning or special exception is processed through general agency review. As part of this evaluation staff may recommend conditions 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 used to establish and guide the design of Capital Improvement Projects.
7. *Plan* policies are used in formulation of staff's position on variance requests from the *Land Use Code*.

F. GENERAL PURPOSE

The purpose of the *Tumamoc Area Plan* is to guide future development while protecting and enhancing existing uses. The general purpose statements of the *Plan* are to:

- Protect and enhance existing uses.
- Preserve and protect the integrity of the unique desert setting by establishing guidelines for new development and re-development regarding density and open-space issues.
- Prevent and mitigate habitat destruction and fragmentation.
- Facilitate evaluation of appropriate locations for new development.
- Provide safe and efficient circulation systems for all appropriate modes of transportation including pedestrian.

G. DEFINITIONS

Intent Statement: The following definitions have been developed specifically to apply in the *Tumamoc Area Plan*. They are important to the interpretation of the *Plan* polices, especially as they relate to interpretation of recommended densities in each of the subareas.

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.

Buffer Zone: See Wash Buffer Zone or Tucson Mountain Park Buffer Zone.

Cluster Development: Development that provides natural open space that, if possible, is contiguous to either public land or privately preserved natural open space through such mechanisms as reduced lot sizes and/or limited development areas.

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

Neighborhood Commercial: Commercial uses intended primarily to serve a local neighborhood market, found primarily in the NC and C-1 zones.

Community Level: Commercial uses intended primarily to serve an area wide market; for example, those allowed in the C-2 and C-3 zones.

Community Design Review Committee (CDRC): An interdepartmental, inter-agency body that reviews all subdivision plats and development plans associated with rezoning cases in the City. The Committee serves as a technical advisory committee to the Zoning Examiner, City Manager, and the Mayor and Council.

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

Conservation Linkage: Arrangements of predominantly NUOS which link two (2) or more larger areas of native desert lands and which promote the retention of native biodiversity by maintaining opportunities for: exchange of plant and animal genetic material; movement of terrestrial and avian species; and conservation of habitat features.

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 residential 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 (see Residential Cluster Project definition). Within the *Tumamoc Area Plan* area, the following density categories shall apply:

Rural Density: This category designates residential densities of less than one dwelling unit per acre. Development in this category requires little urban service and is found primarily on the urban fringe, abutting national forests, monuments, and parks. Appropriate zones include SR and RX-1. When 50 percent of the site is either NUOS, a conservation linkage, or a wash buffer zone, the RCP option is supported for the SR zone, and the RX-1 zone is allowed.

Suburban Density: Residential densities from one to two units per acre are included in this category. Density increases are allowed to three units per acre when 40 percent of the site is either NUOS, a conservation linkage or a wash buffer zone. The

basic character of development is intended to be single-family units. Appropriate zones include SR, RX-1, RX-2, and R-1.

Mid-Suburban Density: Residential densities from two to four units per acre are included in this category. Density increases are allowed to five units per acre when 30 percent of the site is NUOS, a conservation linkage or a wash buffer zone. Additional density increases up to 6.25 units per acre are allowed when 40 percent of the site is NUOS, a conservation linkage and/or a wash buffer zone. The basic character of developments is intended to be single-family dwellings and mobile home parks. Appropriate zones include RX-1, RX-2, R-1, and MH-1.

Mid-Urban Density: Densities up to 15 units per acre are included in this category. Additional density increases to 22 units per acre are allowed when 40 percent of the site is NUOS, a conservation linkage, or wash buffer zone. It is designed as a transitional zone between suburban areas and high density urban nodes. A mixture of housing types and densities, including single-family homes on small lots, duplexes, townhouses, apartment complexes, and mobile home parks, characterize this density designation. Appropriate zones include R-2, MH-1, and MH-2.

Urban Density: This category includes densities of up to 25 dwelling units per acre. Additional density increases to 35 units per acre are allowed when 30 percent of the site is NUOS, a conservation linkage, or a wash buffer zone. Areas of high-density residential use would most suitably be developed along major transportation corridors and close to activity centers, such as the downtown area, and other regional commercial and employment generators. Appropriate zones include R-2 and R-3.

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.

Environmental Resource Report: A supplemental report submitted with a rezoning application addressing natural features, vegetation and habitat, scenic vistas, and trail access points in the site.

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 a new development on surrounding existing land uses.

Natural Undisturbed Open Space (NUOS): An area of land of substantial size to be maintained in its original condition with natural desert cover, existing topography, and native vegetation intact. NUOS areas may contain conservation linkages and pedestrian/hiking trails.

Nonresidential Use: Residentially scaled office use, office use, commercial use, and industrial use.

Office Land Use: Land use that provides administrative, consulting management, and professional services to business and individuals, for example, those allowed in O-1, O-2, and O-3 zones.

Protected Peaks and Ridges: A peak or ridge that is identified by the Mayor and Council to be visually significant and important to the image and economy of the city. These peaks and ridges are shown on the Hillside Development Zone (HDZ) Maps.

Protected Peak and Ridge Setback Area: The three hundred (300) foot distance, measured horizontally in all directions from a protected peak or from the line of the protected ridge.

Residential Cluster Project (RCP): Development option in the residential zones that provides for greater flexibility and creativity in design. Use of the RCP may result in higher densities than conventional development in the same residential zone.

Residentially Scaled Office Use: Administrative/professional office use that demonstrates compatibility in scale with the surrounding residential area, either in converted residential structures or in new structures limited to a building height of 16 feet. For example, site and architectural design are guided by criteria outlined within the O-1 office zone.

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.

Tucson Mountain Park Buffer Zone: That area adjacent to the Tucson Mountain Park, which provides a low density (one unit per four acres) or NUOS buffer for the Tucson Mountain Park. The Tucson Mountain Park Buffer Zone was initiated by Pima County as part of the *Tucson Mountain Park Plan*, and is still recognized on land within its boundaries that has been annexed by the City.

Wash Buffer Zone*: A setback area bordering a wash which is predominantly NUOS, but may include previously disturbed areas which are revegetated, provided in order to preserve the hydrological and biological integrity of the wash. The buffer adds additional protection to an area equivalent to one-half the width of the wash on either side of the wash, not less than 25 feet wide, as measured from the edge of the 100 year floodplain. The wash buffer zone is a no-development/no-encroachment area.

* The wash buffer zone is not a land use zone adopted by the *Land Use Code*. It is derived from *Plan* policy.

SECTION II. GENERAL POLICIES.

Intent Statement: The General Policies are intended to guide future development in the Tumamoc Area. These policies work together with the specific Subarea Policies established for a particular area. The General Policies, including the design guidelines, apply to new development as noted in section I.E., Plan Implementation above.

A. DEVELOPMENT POLICIES

Public and private land in the Tumamoc Area should be developed in harmony with surrounding uses and according to terrain and drainage constraints. The integrity of established neighborhoods should be protected. This policy should be implemented in the following ways:

- Policy 1.** Retain residential uses in areas which are predominately residential.
- Policy 2.** Restrict commercial development to areas currently zoned for that purpose except as specifically provided in specific subarea policies.
- Policy 3.** Future rezonings and development plans shall be consistent with residential density limits recommended for the subareas. Other policies in this plan take precedence over these recommendations in the event of conflict between adopted policy statements and recommended density designations.
- Policy 4.** Potential development of City-owned land should involve, prior to sale or development, consideration of the environmental and social/community benefits of various alternative uses, including maintenance as NUOS. Designated washes should be retained in City ownership. Development should be in conformance with *Plan* policies. If developed, property or projects of ten acres or more should either provide or donate public amenities for the community benefit (e.g., schools, parks, recreational facilities, community gardens, additional street trees, open space, alternate mode facilities).
- Policy 5.** Either an Environmental Resource Report or a Design Compatibility Report is required for all rezonings, as appropriate.

B. ARCHAEOLOGICAL AND HISTORIC PRESERVATION POLICIES

Archaeological and Historic Background: The federal government has long affirmed through federal law 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 is in 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 as related to the cultures of Hohokam, later Native Americans, and early settlers, will become more important.

Intent Statement: Cultural heritage is a mosaic of a community's archaeological legacy, historic buildings, 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 through a cultural resource assessment conducted by qualified professionals. Should resources be found which are eligible for the National Register of Historic Places, every attempt to preserve those resources should be considered in project planning. If negative impacts to such resources are identified, then mitigation of the impacts following generally accepted procedures will be needed.

Policy 2. Historic resources on rezoning sites should be identified and mitigated through a cultural resource assessment conducted by qualified professionals. Resources that are determined to be eligible for the National Register of Historic Places should be preserved if possible. If preservation cannot be accomplished, then appropriate documentation/mitigation of negative impacts will be needed.

C. NATURAL FEATURES POLICIES.

- Policy 1.** The unique desert environment of the Tumamoc Area should be protected. The environmental quality of the Tumamoc Area is its distinctive feature. The preservation of Tumamoc Hill, the natural washes, wildlife habitat, large areas of NUOS, and hillside areas are critical to the future of this area. This policy should be implemented in the following ways:
- a. Anklam Wash should be acquired by the City as a linear park link between the Santa Cruz Linear Park, Northwest Park, Greasewood Park, and Tucson Mountain Park.
 - b. A conservation linkage should be preserved between the Tumamoc Hill preserve and the Tucson Mountain Park as designated in *Desert Laboratory Proposed Biological Linkage* by Harris Environmental Group, dated September 17, 1997.
 - c. Major washes and drainageways, including the Globeberry, Silvercroft, San Juan, Anklam, and Silvercroft Tributaries, should be left in their natural state unless there is a threat to private property or personal safety. Wash buffer zones should be provided, and wash and drainage treatment should be consistent with the intent to maintain natural areas and conservation linkages.
 - d. Washes identified in the Plan should be protected by wash buffer zones, with the exception of the channelized portion of the Enchanted Hills Wash, located at Mission Road.

- e. The City should cooperate with the University of Arizona to protect the Tumamoc Hill Environmental Study Area.
- f. New development should be designed and evaluated based on preservation of native vegetation, wildlife habitat, and conservation linkages, and provision of wash buffer zones, where appropriate.
- g. Privately owned homesites within “A” Mountain Park and Tumamoc Hill should be acquired and incorporated into those public preserves.
- h. Preservation of the continuity of conservation linkages with naturally vegetated common area, NUOS, or undeveloped areas on abutting properties is strongly encouraged.

Policy 2. The Tumamoc Area contains many opportunities for recreational trails. This policy should be implemented in the following ways:

- a. Both public and private developments in the area should conform to the *General Plan** policies regarding provision of trails.
- b. Conservation linkages and NUOS areas within development should also provide for trails.
- c. A joint use recreational trail should be developed in the El Paso Natural Gas Line Trail easement shall be protected and maintained as a joint use recreational trail.
- d. Continuous wheelchair and pedestrian accessible corridors should be provided to connect the Rio Nuevo area, “A” Mountain Park, Tumamoc Hill area, Gates Pass, and Tucson Mountain Park.

D. MAJOR STREETS POLICIES

Major Streets and Routes Background: Much of our perception of place stems from our experiences as we travel transportation corridors. Perceptions of transportation corridors translate to perceptions of entire areas, good or bad. In areas which are characterized by the desert biome it is important that the streetscapes maintain that aesthetic.

Intent Statement: The Tumamoc Area should be visually identifiable in a positive way to motorists and others using the major streets, both residents and visitors.

* *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.

[Tumamoc Area Plan Major Streets and Routes Map](#)

- Policy 1.** Establish a landscape and street design standard that emphasizes alternate modes, through provision of bike lanes, pedestrian paths, street trees, bus stops, and landscaped medians utilizing water harvesting. Landscaping on both public and private development projects should consist of plant material native to the area.
- Policy 2.** Additional vehicle lanes should not be added until warranted by traffic volumes.
- Policy 3.** Left turn arrows should be installed at major street intersections when traffic conditions warrant.
- Policy 4.** Pima Community College and the St. Mary's Hospital area should be considered activity centers in the area, warranting special consideration for public transportation improvements.
- Policy 5.** Where there is existing development which does not include a street side landscaped buffer yard, the City should encourage nearby property owners to revegetate the street frontage with native vegetation through the improvement district mechanism. Generally, the width of the landscaped area should be 10 to 20 feet in width, with the greater dimension applying to non-residential developments. The actual width of the landscaped area will depend on available private and public area between the development and street or sidewalk/pedestrian area.
- Policy 6.** Pedestrian and bike paths should be provided between Anklam Road and Starr Pass on Greasewood Road.
- Policy 7.** Warning signs should be provided where conservation linkages cross roadways (SLOW: Wildlife Crossing).

E. DESIGN GUIDELINES

Intent Statement: The Design Guidelines are intended to help insure that new development is designed in a manner that enhances the visual appearance of the area and is compatible with existing land uses. Not all of the guidelines apply to each case. The guidelines are to be used in various combinations depending on the proposed development, adjacent uses, and the existing site conditions.

- Guideline 1.** New subdivisions, including single-family detached developments, should provide major street frontage buffers landscaped with native plants. Native plants and existing natural buffers should be preserved in accordance with Native Plant Preservation Ordinance requirements.

- Guideline 2.** Encourage new development design which links together adjoining developments to reduce local vehicular trips and promote alternate modes of transportation. Linkages from new neighborhoods to existing neighborhoods, schools, community facilities, transit facilities, and commercial developments should be provided. Such linkages should be designed to minimize additional through traffic in existing residential areas.
- Guideline 3.** When possible, locate new development where there are disturbed areas to minimize disturbance of NUOS areas.
- Guideline 4.** Infrastructure in and through washes should be minimized. Road crossings and bridges should be minimized. Span bridges are encouraged where crossings must occur. Utilities should cross washes only at the same point as roadway crossings. Wash crossings should be revegetated with plant species and seed mix native to the site. Construction debris and construction equipment must be kept out of washes and wash buffer zones.
- Guideline 5.** Encourage design in new development, which complements the surrounding development by utilizing compatible setbacks and variations in building height or mass which compliment the scale of surrounding development.
- Guideline 6.** During future rezonings and development plan review in the Tumamoc Area, new development should:
- a. maintain native vegetation on-site in compliance with the Native Plant Preservation Ordinance requirements.
 - b. be oriented so as not to obstruct neighbors' views or privacy.
 - c. be oriented to take advantage of passive solar energy.
 - d. be constructed of material or painted a color which blends with the natural environment.
 - e. be allowed a density bonus where major washes and wildlife corridors are preserved and/or dedicated to public use over and above code requirements.
 - f. be located sensitive to the terrain in accordance with adopted City floodplain and slope policies.
- Guideline 7.** Water harvesting is encouraged as a part of development design.
- Guideline 8.** Conservation linkages and wash buffer zones should be protected from the impact of pet and human activity by construction of fencing or walls. Access from individual lots to conservation areas is discouraged. Any pedestrian access should be only from a common area access point(s).

[Tumamoc Area Plan Environmental Resource Zone Map](#)

[Tumamoc Area Plan Hillside Development Zone Map](#)

[Tumamoc Subarea Boundaries Map](#)

SECTION III: SUBAREA POLICIES

Intent Statement: The purpose of this section is to provide specific policy direction for subareas within the *Tumamoc Area Plan* boundaries. All of the land within the *Tumamoc Area Plan* boundaries is address by one of the following subarea policies. Acreage figures in the following discussion are approximate. Refer to the Definitions section for clarification of the density designations recommended for each subarea. Subarea numbers refer to the corresponding areas on the Tumamoc Subarea Boundaries Map.

SUBAREA I

Total Acres: 622

Vacant: 56

Proposed Use: Residential, at suburban to urban densities. Highest densities should be located near Speedway and Greasewood. Major washes should remain natural and, where needed, should be restored. Lowest densities should be to the west. Mid-urban densities would be appropriate as a transition between urban and suburban developments. A cluster design is encouraged. This area is developed at lower densities than the underlying zoning allows in order to preserve wash systems. This type of development should be maintained and continued.

[Tumamoc Area Plan Subarea 1 Map](#)

SUBAREA 2

Total Acres: 214

Vacant: 129

Proposed Use: Residential, at suburban to urban densities. Residentially scaled offices could be located near Speedway and Silverbell. Densities should decrease closer to Anklam Wash. The area north of the wash should contain the lowest densities in the area (not to exceed 6.25 units per acre). The City should be encouraged to allow the City-owned parcel to remain NUOS; however, if it is developed, an R-1 cluster project may be appropriate only if all of the undeveloped portion of the site is set aside as NUOS, including a wash buffer zone along Anklam Wash. Inspection for potential toxic waste and any necessary cleanup should be completed before building occurs. The R-2 zoning on the property north of Laderas Brisas is appropriate.

[Tumamoc Area Plan Subarea 2 Map](#)

SUBAREA 3

Total Acres: 182

Vacant: 70

Proposed Use: Residential, at suburban to urban densities. Highest densities should be concentrated along Broadway and Anklam, especially near Shannon. Lowest densities are appropriate near existing neighborhoods. Residential development south of Broadway, including the mobile home park west of Shannon Road, and the single family and multi-family residential areas east of Shannon Road, should be maintained at current densities. Mid-urban densities west of Anklam Wash should progressively decrease as terrain becomes rougher. Existing commercially zoned land in subarea 3 is inappropriate for the area. Residential development or residentially-scaled office uses are appropriate on existing office and commercially zoned land. Residential development should be clustered in accordance with Residential Cluster Project requirements to preserve NUOS and Wash buffer zones. Excess right-of-way on the south side of Calle Morado should be maintained as a conservation linkage.

SUBAREA 4

Total Acres: 312

Vacant: 302

Proposed Use: Residential, at rural to suburban densities. Densities should be based on existing zoning and should increase to the east along Greasewood around Tolson School. Development along Greasewood should provide appropriate landscaping and be sensitive to issues of pedestrian safety. Lower densities are appropriate to the west where the terrain increases in slope and roughness. Residential development should be clustered in accordance with Residential Cluster Project requirements to preserve drainageways and protected peaks. Commercial uses, such as guest ranches and hotels, are discouraged in the existing SR zoning.

Other Specific Subarea Policies:

- a. All conservation linkages through this parcel, as minimally defined in *Desert Laboratory Proposed Biological Linkage* by Harris Environmental Group, dated September 17, 1997, should be protected. Wash buffer zones adjacent to all conservation linkages are recommended.
- b. Abandon the existing Shannon Road right-of-way south of Calle Morado to 36th Street. Terrain considerations indicate excessive engineering costs for this alignment. Construction of this section of Shannon Road would have a negative impact on the slopes in the area.
- c. An east-west through road should not be constructed on this parcel. (cont.)

[Tumamoc Area Plan Subareas 3 and 4 Map](#)

- d. It is recommended that no disturbance of Globeberry, Silvercroft, or Morado Washes occur and that wash buffer zones be applied to all washes designated in the *Tumamoc Area Plan*.
- e. Buffers on the north and east sides of protected peaks should be encouraged.

SUBAREA 5

Total Acres: 80

Vacant: 41

Proposed Use: Residential, at mid-suburban densities. Higher densities should concentrate to the north near 22nd and Greasewood. Proposed projects should be designed to blend with existing and proposed suburban developments, with emphasis on preserving natural features, and buffering adjoining uses.

SUBAREA 6

Total Acres: 323

Vacant: a few scattered lots

Proposed Use: Residential, at suburban to mid-suburban densities. This subarea is largely developed. A mixture of conventional and mobile homes exists and should continue in the area. Further development should allow the same mix. MH-1 Mobile Home zoning is appropriate with a maximum density cap of three (3) units per acre. New mobile home developments are encouraged to meet current HUD manufactured housing standards.

Other Specific Subarea Policies:

- a. Sufficient right-of-way should be acquired by the City in this area to provide an efficient circulation system.
- b. Existing streets should be upgraded to minimum City standards.
- c. Street signs and addresses should be installed and improved.

SUBAREA 7

Total Acres: 118

Vacant: 118

Proposed Use: Residential, at rural to suburban densities. Densities are dependent largely on design and terrain. Lower densities should generally be to the west. Higher densities should be closer to 36th Street and Greasewood Road. New development south of San Juan Wash should be in accordance with Residential Cluster to preserve the San Juan Wash, the area north of the wash, and conservation linkages to the south of the subarea. Due to negative impacts on terrain and drainage, Shannon Road should not be extended across the San Juan Wash.

[Tumamoc Area Plan Subareas 5, 6, and 7 Map](#)

SUBAREA 8

Total Acres: 161

Vacant: 120

Proposed Use: Residential, at rural and suburban densities. Because of slope and drainage constraints, densities should remain low in this subarea. Conservation linkages to the north should be preserved. Development is discouraged from the northern edge of Enchanted Hills Wash to the southern boundary of subarea 8. Development should be clustered in the northeastern corner of the area. Rezoning to R-1 suburban density is appropriate for the Paradise Mountain Estates subdivision, located at the southwest corner of 36th Street and Greasewood Road.

SUBAREA 9

Total Acres: 159

Vacant: 78

Proposed Use: Residential, at suburban to mid-suburban densities. Relatively flat terrain allows for upper limits of mid-suburban densities along 36th and La Cholla. Encourage cluster development in accordance with Residential Cluster Project requirements to preserve Enchanted Hills Wash and the area south of the wash. Densities should decrease toward the western edge of this subarea and close to Tucson Mountain Park.

Other Specific Subarea Policies:

- a. Sufficient right-of-way should be acquired by the City in this area to provide an efficient circulation system.
- b. Existing streets should be upgraded to minimum City standards.
- c. Street signs and addresses should be installed and improved.
- d. Consideration should be given for an elementary school within this subarea.

[Tumamoc Area Plan Subareas 8 and 9 Map](#)

SUBAREA 10

Total Acres: 10

Vacant: 10

Proposed Use: Residential, at mid-urban density; residentially scaled offices. Residentially scaled offices are encouraged. Consideration should be given to residential on part of this subarea in lieu of commercial. Densities and building heights should decrease closer to existing residential developments.

SUBAREA 11

Total Acres: 30

Vacant: 16

Proposed Use: Residential, at mid-urban density; neighborhood commercial. The eastern portion of R-1 zoned land, which fronts on Mission Road, may be appropriate for neighborhood commercial uses only if the west portion of the C-2 zoned property is developed to a density mid-urban or lower. It is encouraged that the west portion of the C-2 land fronting on 36th Street be down-zoned to the appropriate residential zoning category at the time of rezoning. Higher densities should be closer to 36th and Mission. Lower densities should be along the western edge of the subarea closer to the existing residential development. All commercial uses in this subarea should be neighborhood commercial.

[Tumamoc Area Plan Subareas 10 and 11 Map](#)

SUBAREA 12

Total Acres: 827

Vacant: 380

Proposed Use: Residential, at rural to suburban densities, including mid-urban density (R-2 zoning) as shown on the Subarea 12 map; commercial uses limited to a resort or time-share casitas. Development should be clustered in the lower, flatter areas to preserve the maximum amount possible of slopes, ridges, natural drainageways, designated washes, and all conservation linkages as delineated in the *Desert Laboratory Proposed Biological Linkage* by Harris Environmental Group, dated September 17, 1997. Hiking trail linkages between Anklam Wash and the Tucson Mountain Park should be provided. Access should be provided to San Juan Hiking Trail. Open spaces and trail systems should abut and link with dedicated natural areas in existing or approved development to the east. Development of commercial uses, limited to a resort or time-share casitas, is acceptable if sensitive to these concerns.

New development should be sensitive to existing neighborhoods east of this subarea, and should recognize and maintain existing buffer zones with regard to Tucson Mountain Park and protected washes. Densities of one unit per four acres should be required in the area designated for Tucson Mountain Park Buffer in the Tucson Mountain Area Plan. Preservation and protection of sensitive environmental resources should be provided for through consolidation of natural, undisturbed open space (NUOS) areas in that portion of the Tucson Mountain Park Buffer within the Starr Pass Development. This may be accomplished through covenants, dedications or other measures during the rezoning process. The Tucson Mountain Park Buffer Zone should be retained as NUOS.

[Tumamoc Area Plan Subarea 12 Map](#)

SUBAREA 13

Total Acres: 482

Vacant: 443

Proposed Use: Residential, at rural density. Densities should remain low in this subarea due to slope and drainage constraints. Because the area north of San Juan Wash is a conservation linkage, new development should be located south of San Juan Wash and should recognize and maintain protected washes. The existing Tucson Mountain Park Buffer Zone, which is designated as low density by the Tucson Mountain Park Plan should be maintained. Vacant parcels should be purchased for expansion of the Tucson Mountain Park.

[Tumamoc Area Plan Subarea 13 Map](#)

SUBAREA 14

Total Acres: 273

Vacant: (none/all PCC site)

Proposed Use: This site should remain a community educational institution.

Other Specific Subarea Policies:

- a. Proposed development of traffic circulation modifications should be discussed with Tumamoc area neighborhoods prior to the planning phase.
- b. Future development on the Pima Community College (PCC) campus should include a joint PCC-Tucson-Pima Library facility.
- c. Traffic circulation modifications made on or off-campus to address internal circulation issues and the closure of the St. Mary's ramp from I-10 should be based on a traffic study and should comprehensively address multiple modes of transportation. On and off-campus, improved access and safety for pedestrians, bicyclists, and bus riders should be incorporated into the plan for revised vehicular access.
- d. Any development, including a proposed new access drive onto Speedway Boulevard, should be sensitive to the natural wash existing on the northern portion of the PCC campus.
- e. The City should consider PCC an activity center and, with the financial participation of PCC, locate traffic signals at new and existing major access points onto campus.
- f. Vehicular access points should be consolidated and a turning lane should be added on Greasewood Road so additional access drives are not necessary.

SUBAREA 15

Total Acres: 91

Vacant: 14

Proposed Use: St. Mary's Hospital, Medical Office Complex; residentially scaled offices; residential, at mid-urban densities. Expanded office/laboratory and other facilities for Tumamoc Hill University of Arizona Desert Laboratory are appropriate for this subarea. Office uses are acceptable south of Anklam Road and northwest of St. Mary's Road if residentially scaled, compatible in height with adjacent development, and designed sensitively to adjacent residential property. Should the area south of Anklam Road and northwest of St. Mary's Road be developed for residential use, mid-urban densities are appropriate. Commercial development on the three acres at the northwest corner of Silverbell Road and St. Mary's Road may be appropriate if limited to one story in height.

A parking area should be allowed along San Jose on the western 1.37 acres of the triangular parcel located at the northwestern corner of Silverbell Road and St. Mary's Road if it incorporates the following design considerations: 1) structures limited to one story in height; 2) no access allowed to San Jose; 3) perimeter wall and landscaping designed to be compatible with and responsive to the surrounding neighborhood; and 4) shielded lighting, if provided, should be low pressure sodium and be either wall mounted or low scale in design to eliminate any reflection into the existing residential areas.

All future development in this subarea should be

1. compatible with adjacent land uses
2. sensitive to drainage and slope concerns, and
3. befitting of the historic nature of the area.

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[Tumamoc Area Plan Subareas 14 and 15 Map](#)

SUBAREA 16

Total Acres: 858

Vacant: (none/all Desert Laboratory site)

Proposed Use: The University of Arizona Desert Laboratory should remain an open space and scientific preserve in perpetuity. To limit degradation of the preserve, no new buildings or roads should be constructed within the study area. The private parcel located within the Desert Laboratory should be acquired and added to the preserve. If the private parcel is developed, it should be at a rural density. Expansion of office/laboratory and other facilities for University of Arizona Desert Laboratory can be accommodated in subarea 15. Modification of utilities in the area should be sensitive to the concerns expressed and should provide mitigation. Existing communications towers should be removed. Addition of new communications towers is discouraged. Public interpretation of the history of Tumamoc Hill and any ongoing studies should be provided.

[Tumamoc Area Plan Subarea 16 Map](#)

SUBAREA 17

Total Acres: 363

Vacant: 148

Proposed Use: Residential, at rural density; commercial uses limited to a resort or time-share casitas. This property includes public land, the CAP reservoir, and vacant land. Clustering of development in the lower, flatter areas in accordance with Residential Cluster Project requirements is recommended. The maximum amount possible of slopes, ridges, natural drainageways, protected washes, and wildlife corridors/biological linkages should be preserved. The entire subarea is within the Tucson Mountain Park Buffer Zone, which is designated as low density by the *Tucson Mountain Park Plan*. Development near riparian habitat is discouraged. Any mining claims on the site should not be reactivated. Trail linkages to Tucson Mountain Park should be provided.

Development of commercial uses, limited to a resort or time-share casitas, may be acceptable in this Tucson Mountain Park Buffer Zone if the following criteria are met:

1. The area that could be rezoned to commercial should be limited to the resort and its required parking only.
2. The developer should leave a percentage of the property as NUOS.
3. NUOS should be required as minimally defined in the *Desert Laboratory Proposed Biological Linkage* by Harris Environmental Group, dated September 17, 1997.
4. Design criteria should consist of limited footprint, limited roadways, and architectural compatibility with the environment.

In addition, mid-suburban density residential may be acceptable in the Tucson Mountain Park Buffer Zone as shown on Subarea 17 Map.

(October 13, 2003, Resolution #19696 added mid-suburban density residential)

[Tumamoc Area Plan Subarea 17 Map](#)

SUBAREA 18

Total Acres: 228

Vacant: None (except some individual lots)

Proposed Use: Residential, at mid-suburban density. This subarea is predominantly developed with single family residences. Vacant lots should be developed with compatible mid-suburban development.

[Tumamoc Area Plan Subarea 18 Map](#)

SUBAREA 19

Total Acres: 177

Vacant: 4

Proposed Use: Residential, at mid-suburban density; neighborhood commercial. Subarea is predominantly developed with single family residences. Vacant lots should be developed with compatible mid-suburban densities. Commercial development should be limited to existing commercial zoning and should be architecturally compatible with the surrounding area. Any new development should recognize and maintain existing buffer zones with regard to drainageways.

[Tumamoc Area Plan Subarea 19 Map](#)

SUBAREA 20

Total Acres: 479

Vacant: 232

Proposed use: Residential, at rural to suburban densities. Clustering of development in the lower, flatter areas in accordance with Residential Cluster Development requirements is recommended. The maximum amount possible of slopes, ridges, and natural drainageways should be preserved. NUOS and trail systems should abut and link with natural areas in existing or approved adjacent development. Greasewood Wash, Anklam Wash, Greasewood Park, and the protected peaks should be connected by conservation linkages. Greasewood Park should remain in its natural condition. Any privately owned parcel within Greasewood Park should be acquired for addition to the park.

[Tumamoc Area Plan Subarea 20 Map](#)

SUBAREA 21

Total Acres: 244

Vacant: 60

Proposed Use: Residential, at mid-suburban densities. Subarea is predominantly developed with single family residences. All vacant land platted as open space should remain as conservation linkages and/or NUOS areas Clustering of development in the lower, flatter areas in accordance with Residential Cluster Development requirements is recommended. The maximum amount possible of slopes, ridges, and natural drainageways should be preserved. Shannon Road and San Juan Drive should remain dead ends. All common areas should remain NUOS.

[Tumamoc Area Plan Subarea 21 Map](#)

SUBAREA 22

Total Acres: 192

Vacant: (none/Kennedy Park site)

Proposed Use: Regional Park facility. Development and uses in the northern portion of the park should be sensitive to residential areas. Other areas should be sensitive to Tucson Mountain Park and desert flora and fauna.

SUBAREA 23

Total Acres: 198

Vacant: none

Proposed use: Residential, at mid-suburban densities. Subarea is predominantly developed with single family residences. Vacant lots should be developed with compatible residential development at mid-suburban density.

[Tumamoc Area Plan Subareas 22 and 23 Map](#)

SECTION IV. 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, or Special Exception 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:

A. Provide for citizen input in the *Plan* implementation process.

1. Rezoning applicants 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). In more complex rezoning requests, staff encourages rezoning applicants to offer to hold additional informational meetings with the affected neighborhood association(s) and adjacent property owners as necessary to further explain or clarify the rezoning proposal.
2. When a change of condition(s) or concept plan is requested for a rezoning, Planning staff will schedule the request for public hearing before Mayor and Council when one or more of the following changes has the potential to negatively impact surrounding property owners: significant increases in the intensity of the development; changes in traffic patterns; substantial increases in the height or mass of buildings; significant increases in the height or

intensity of security lighting; expansion into or relocation of proposed open space or undisturbed natural areas; and expanded hours of operation.

3. 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.
 4. 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.
- B. The applicant must demonstrate compliance with the *Tumamoc Area Plan* Land Use Policies and the General Design Guidelines in rezoning applications.**
- C. Public entities are required to notify and offer to meet with affected neighborhood associations and property owners regarding proposed public facilities and infrastructure projects prior to completion of preliminary design.**