

# **WRIGHTSTOWN NEIGHBORHOOD PLAN**

**CITY OF TUCSON  
PLANNING DEPARTMENT**

**August 4, 1980**

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**I Formal Action**

Mayor and Council - August 4, 1980 - Resolution #11241 (Adoption)  
November 8, 1982 - Resolution #12057 (Amendment)  
January 14, 1985 - Resolution #13020 (Amendment)  
November 25, 1985 - Resolution #13422 (Amendment)

Hearings: Mayor and Council - August 4, 1980  
November 8, 1982  
January 14, 1985  
November 25, 1985  
Citizens Advisory Planning Committee - June 17 & 18, 1980  
September 21 & 22, 1982  
November 21, 1984  
September 18, 1985

**II Profile/Related Plans**

The Wrightstown Neighborhood is an approximately .77 square mile area located at the far northeast edge of the City. Its boundaries, as determined by the neighborhood residents, are the Tanque Verde Wash on the north, Harrison Road on the east, Speedway Boulevard on the south, and Camino Seco on the west. The southern part of the plan area is contained in the *Pantano East Area Plan*.

**III Purpose**

The Wrightstown area has developed according to the land use guidelines of the 1964 County *Wrightstown Neighborhood Plan*. However, after the half square mile of the Wrightstown Neighborhood south of Wrightstown Road was annexed to the City in the early 1970s, the *Wrightstown Neighborhood Plan* was never officially adopted by the City.

In 1979, development proposals contrary to the guidelines of the unadopted *Wrightstown Neighborhood Plan* were proposed to the City. In response to these proposals, the neighborhood residents met, evaluated the *Wrightstown Neighborhood Plan* land use guidelines, and concluded they would like the plan, with one exception, to be officially adopted by the City.

**IV Adopted Policies and Recommendations**

GOAL: Recognize the unique character of the Wrightstown Neighborhood by preserving the existing development and providing guidelines for compatible and new development.

POLICY 1: All existing land uses should be retained with special emphasis to the urban and suburban ranch development. Land uses which address

neighborhood service and retail needs are encouraged to locate at the northeast corner of Speedway Boulevard and Camino Seco. Review of rezoning requests and development proposals for the "Neighborhood Commercial" node should focus on the scale of the suggested use and documented service area (see attached map).

(January 14, 1985, Resolution #13020, WNP Policy 1)

**POLICY 2:** Development on the 80 acre site south of Wrightstown Road and west of Harrison should be in accordance with the following:

1. In order to buffer existing residential development from higher density residential development on arterial streets, residential densities of four (4) units per acre should be allowed for the areas fronting on Wrightstown and Harrison Roads. Interior densities should be developed at densities consistent with subdivisions to the south and west (3 to 4 units per acre).

(November 25, 1985, Resolution #13422, WNP Policy 2.1)

2. Development should reflect the following criteria:
  - a) Clustering of development whenever possible;
  - b) Preservation of the maximum amount of natural vegetation possible;
  - c) Maintenance of drainageways in their natural state;
  - d) Buffering of existing development through a combination of walls and vegetation;
  - e) Buildings shall be oriented in such a manner to ensure privacy of adjoining neighbors;
  - f) Arterial frontage property, development setback and screening;
    - i) No walls along arterial property line;
    - ii) No continuous multi-family building line;
    - iii) Landscaping or preserved natural vegetation within the 25-foot arterial setback;

- g) Utilization of improvement standards, such as strip paving, which tend to preserve the character of the existing neighborhood;
- h) Utilization of cul-de-sac streets for all development where practical, to limit pass through traffic and to maintain internal privacy;
- i) Structures to be one story structures limited to 20 feet in height including parapet walls, peaked gables, and chimneys.

(November 25, 1985, Resolution #13422, WNP Policy 2.2.i)

(November 8, 1982, Resolution #12057, WNP Policy 2)

[Note: When WNP Policy 2 was added November 8, 1982, the following policies were renumbered.]

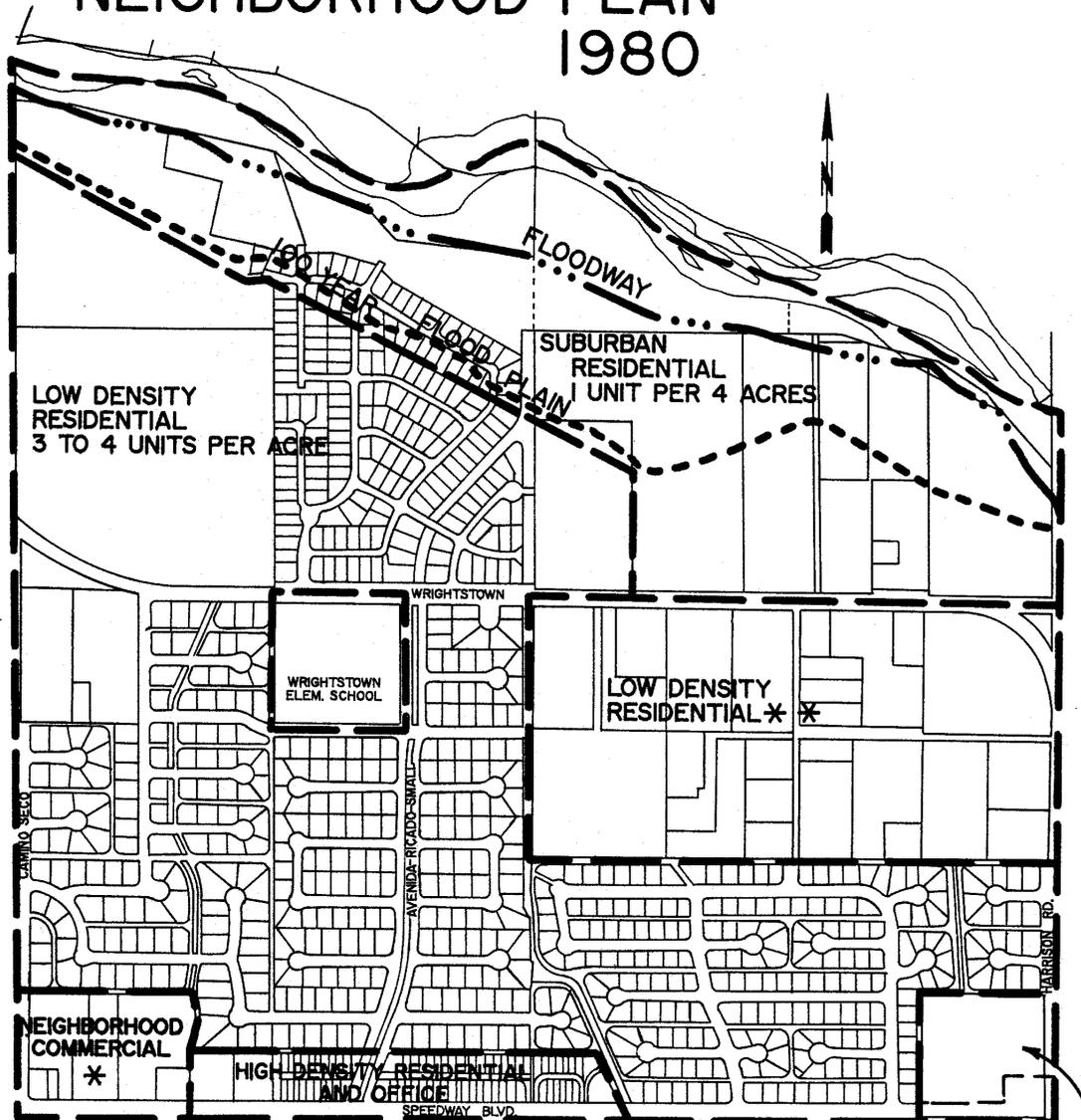
POLICY 3: The remaining largely vacant land in the neighborhood should be developed as low-density residential (3-4 dwelling units per acre) with the exception of the approximately nine acre vacant corner at Speedway and Harrison which should be developed as medium-density residential (8-11 dwelling units per acre) or professional offices or neighborhood commercial with a one-story height limitation.\*

POLICY 4: Drainage and floodplain factors in new development proposals should be given the highest attention considering Wrightstown's adjacency to the Tanque Verde Wash.

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\*A concept plan for Harrison Road/Speedway property, used as basis for the professional office and neighborhood commercial alternative, is available in the City Planning Department.

# WRIGHTSTOWN NEIGHBORHOOD PLAN 1980



\* AMENDMENT-POLICY 1  
(1-14-84, RES.# 13020)

\* \* AMENDMENT-POLICY 2  
(11-25-85, RES.# 13422,  
11-8-82, RES.# 12057)

MEDIUM DENSITY RESIDENTIAL  
8 TO 11 UNITS PER ACRE OR  
PROFESSIONAL OFFICES OR  
NEIGHBORHOOD COMMERCIAL.  
ONE STORY HEIGHT LIMITATION.

Map reflects existing floodplain  
boundaries at time of plan adoption.  
Consult City Engineering Department  
for current boundaries.