

NNORTHSIDE

AREA PLAN

Adopted by Mayor and Council
November 16, 1987
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CITY OF TUCSON



NOVEMBER 1987

NORTHSIDE AREA PLAN

Prepared by the City of Tucson Planning Department
November 1987

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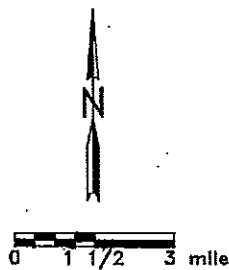
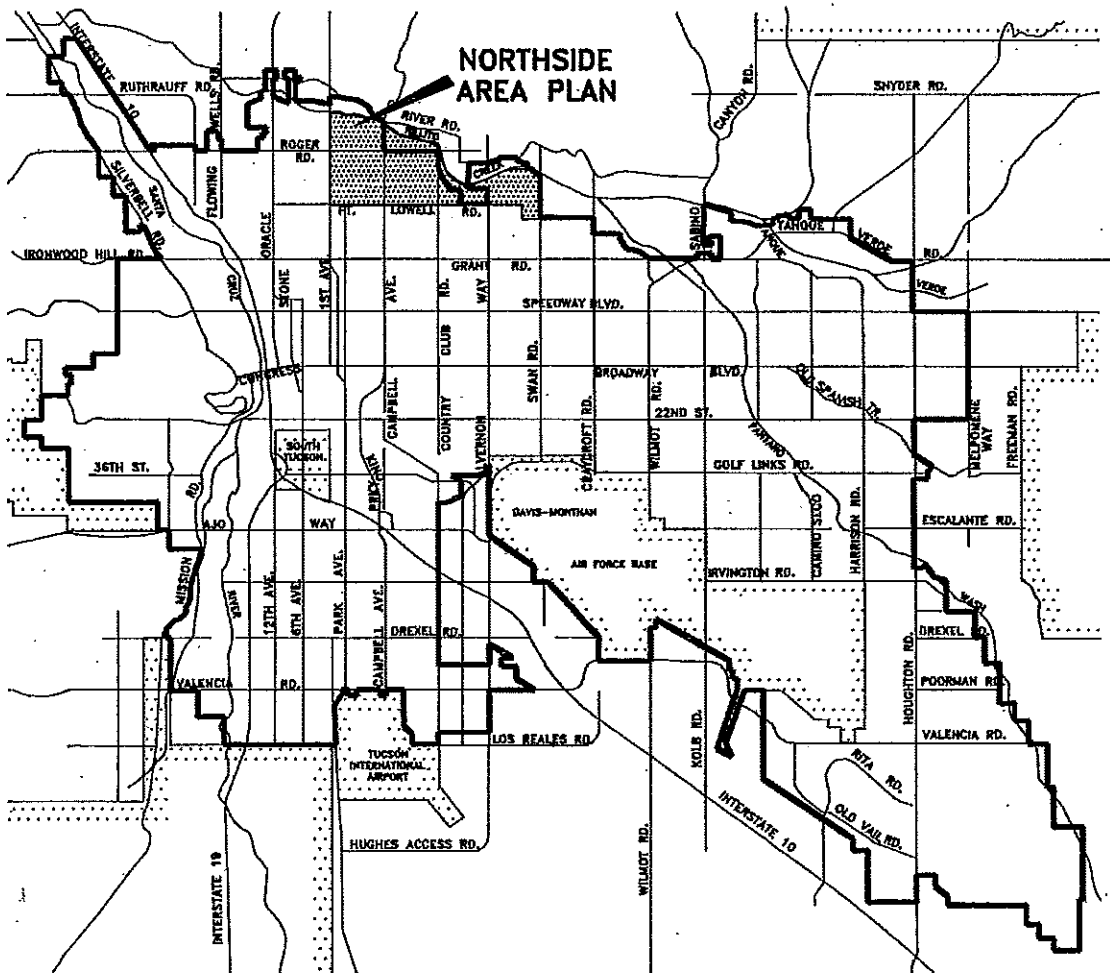
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NORTHSIDE AREA PLAN LOCATION MAP



INTRODUCTION

The *Northside Area Plan* provides policy direction for an area of approximately 3.5 square miles in the north-central portion of the Tucson metropolitan area (see Location map). Rillito Creek forms the northern boundary of the Northside area. The three remaining boundaries are First Avenue on the west, Fort Lowell Road on the south, and Swan Road on the east (see *Northside Area Plan* map).

OVERVIEW OF PLAN AREA

The Northside area, which stretches along the south bank of Rillito Creek, contains a wide range of land uses and residential densities. Urban development along the southern portion of the area and along sections of major streets contrasts with suburban and rural development or vacant land within some neighborhoods and close to Rillito Creek. Small horse farms and the University of Arizona Campus Agricultural Center add an agricultural flavor to this area.

This area is an integral part of metropolitan Tucson. The availability of vacant land and land developed at less than urban densities offers an opportunity for well-designed urban infill development.

Campbell Avenue, which is already a heavily utilized arterial street, will become a major north/south corridor through the central city after completion of the connection with Kino Boulevard to the south. Prince Road provides access from the east side of the area to Interstate 10. Proposed extensions of Prince Road across Rillito Creek (as part of the Long-range Regional Transportation Plan) could make Prince Road a major east/west crosstown corridor. It is possible that these transportation changes will generate increased demand for higher residential densities on non-residential uses along arterial streets within the Northside area.

The lack of a defined drainage network within the Northside area and the potential for flooding of Rillito Creek may constrain future development.

JURISDICTIONS

The approximately 2,256 acres within the Northside area fall under three governmental jurisdictions. Approximately 65 percent, or 1,147 acres, are within the City of Tucson. The remaining 35 percent, or approximately 789 acres, are within Pima County. Approximately 219 acres are owned by the University of Arizona and therefore fall under the jurisdiction of the State of Arizona. The University of Arizona properties include the Campus Agricultural Center and Christopher City student housing.

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Transportation Departments to consider these methods for incorporation in future updates of the City of Tucson Building Code.

3. Encourage new development to incorporate a system of imprinting (see Definitions) vacant graded parcels where soil has become sealed and thereby causes rainwater run-off.
4. Where possible, in sensitive areas adjacent to drainageways (see Campus Farm map), preserve or enhance natural vegetation along the perimeters of new developments as an alternative to masonry screen walls.
5. Protect existing vegetation along the Mountain Avenue and Duke Drive drainageways and along the Rillito Creek. Encourage new developments along these drainageways to enhance the existing vegetation with landscaping that incorporates plant materials of similar type and maturity.
6. Investigate ways to retain the Mountain Avenue and Duke Drive drainageways in their existing condition (see Campus Farm map), subject to Department of Transportation review.

TUCSON PRINCE

The Tucson-Prince neighborhood is bounded by Campbell Avenue on the west, the Rillito Creek on the north and east, and Prince Road on the south. It does not include the University of Arizona Campus Agricultural Center in the northwest corner. The northern portion of the subarea lies within Pima County.

Based on the 1986 area inventory, the Tucson-Prince subarea is characterized by a mix of residential uses, with higher density uses toward the east side transitioning to very low to low density uses to the west. Nonresidential uses are limited to the Campbell Avenue frontage and to the northeast corner of the neighborhood. The neighborhood is distinct from adjacent areas by the low residential density in the interior, the limited nonresidential development, the generally narrow residential streets, and the lack of adequate drainage created by earlier agricultural uses.

Although the interior of the neighborhood is largely zoned R-1, much of the development is single-family residential on large parcels that have not been developed to average R-1 densities. The possible development of these large parcels concerns residents who want to preserve the neighborhood's very low-density residential character.

Intent Statement: The intent of the Tucson-Prince polices is to preserve the character of the interior neighborhood, while providing for development of higher intensity uses along Prince Road, Country Club Road, and Campbell Avenue. Subarea policies are intended to work in conjunction with the general Northside polices but, in the event of any conflict, take precedence over the general polices. Plan polices 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*. Policies are advisory in the county.

Land Use (see Tucson-Prince map)

1. Retain low-density residential uses within the interior of the neighborhood.
2. Allow low- and medium-density residential uses along Country Club Road and the west side of Tucson Boulevard.
3. Allow medium- and high-density residential uses along Prince Road and Campbell Avenue.
4. Allow professional and semi-professional office uses along Prince Road, except for the section between Tucson Boulevard and Country Club Road.
5. Ensure that new development complies with the General Design and Buffering Guidelines and Tucson-Prince Design Guidelines.

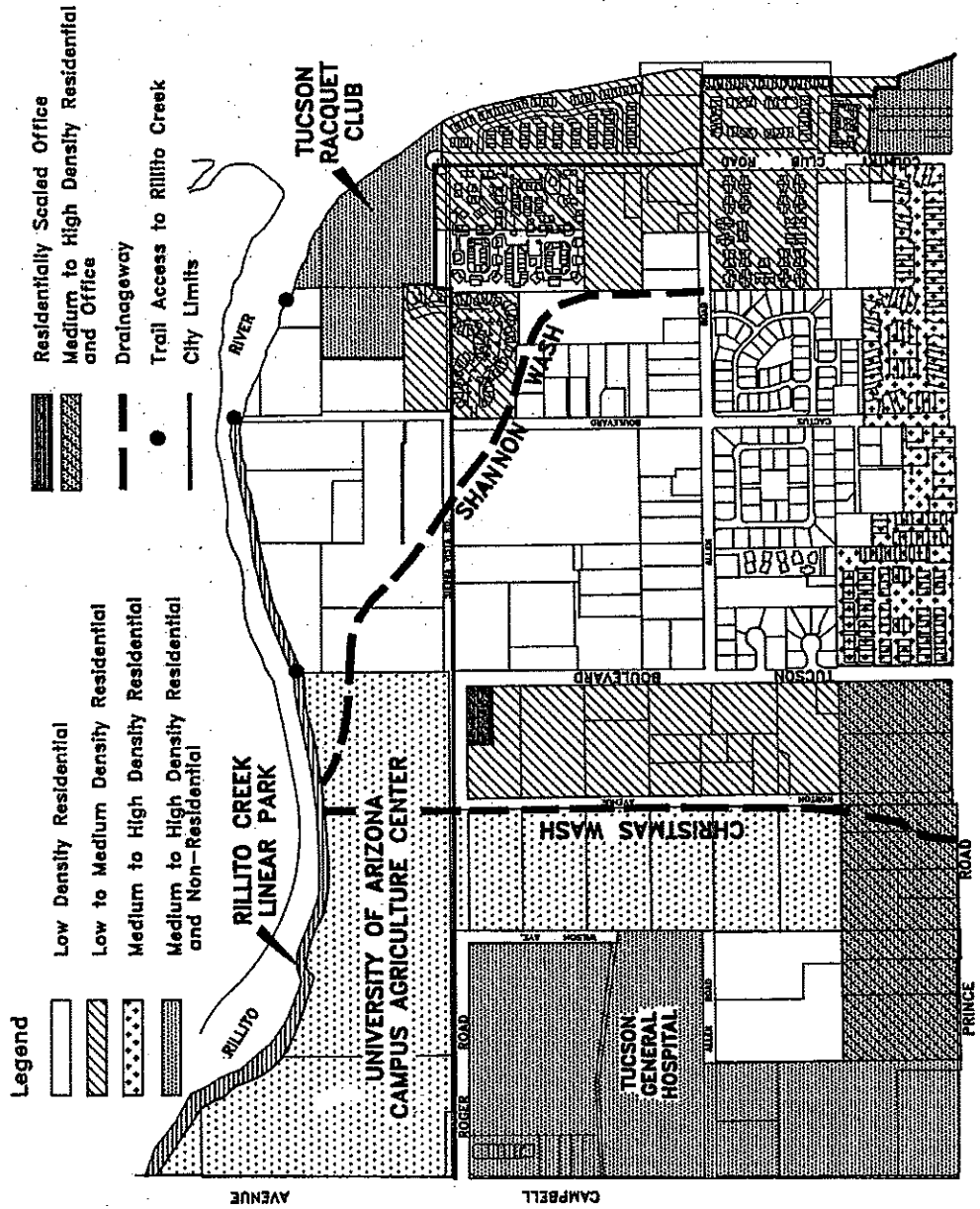
Tucson-Prince Design Guidelines

1. Limit the height of buildings to two stories up to a maximum of 26 feet, measured from design grade.
2. Provide primary access from arterial streets for all new nonresidential developments. All new medium and high-density residential developments should provide primary access from collector and arterial streets.
3. Discourage business activities that generate excessive noise, lights, and traffic impacts on the interior neighborhood during the period from 9 p.m. to 6 a.m.
4. Encourage architectural design of buildings, colors, and landscaping to conform to a southwestern motif.
5. To minimize the visual impact of new development on existing lower density residential uses, require a landscape plan for all new development. This plan should show:

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- a. A 20-foot-wide landscaped strip placed behind the future curb line of arterial streets. This strip should be unified with existing street landscaping and should include a pedestrian walkway; landscaping with drought tolerant, native, or adaptive plant species; masonry walls; or berms. This strip should exclude parking and structures.

**NORTHSIDE AREA PLAN
TUCSON-PRINCE**



(Map Amended on January 13, 1992 by Resolution 15910 Adding Residentially Scaled Office)

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- b. A masonry wall placed along rear and side yards when higher density residential or nonresidential uses abut existing residential uses. The wall should be a minimum 6 feet in height to provide adequate visual and acoustical screening and should be built at the same grade as adjacent structures within the new development.
 - c. A minimum 5-foot-wide perimeter landscaped strip along rear and side yards to include canopy trees that will obtain 50 percent of growth within two growing seasons and which will be placed at intervals that ensure the canopies will touch at maturity.
6. Mitigate view blockage from abutting lower density residences by establishing side and rear yard building setbacks as follows:
 - a. Minimum side yard building setback in all new development to be 10 feet with a total of side yards equaling 40 feet.
 - b. Minimum rear yard building setback in new residential developments to be 25 feet (including parking).
7. Provide a transition of densities for new higher density residential development adjacent to existing lower density development.
8. Encourage all required parking to be located to the side or rear of new development.
9. Ensure that new development adjacent to the University of Arizona Campus Agricultural Center are designed in a manner that is sensitive to the livestock component of the Center (see University of Arizona policies).

Parks, Recreation, and Open Space

1. Maintain existing equestrian and pedestrian trails and access to Rillito Creek (see Tucson-Prince map).
2. Encourage neighborhood residents to work with the City of Tucson Parks and Recreation Department in the design of the proposed Northside District Park to ensure its compatibility and sensitivity to existing low-density residential uses in the area (see Parks and Recreation policies).

Flood Control

Drainage within this neighborhood has been identified as inadequate (based on a 1982 City of Tucson-commissioned report entitled Cactus Boulevard-Allen Road Drainage Study by Dooly Jones and Associates).

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1. Conduct a Basin Management Study and Plan for the Tucson-Prince area that will address flood problems from upstream drainages to the south of the subarea and flood and erosion hazards from Rillito Creek.
2. Until such time that a Basin Management Study and Plan is carried out, designate all watersheds that contribute runoff to the neighborhood as critical basins (see Definitions).
3. Maintain and/or enhance the existing condition of Christmas Wash and Shannon Wash. Should properties along these washes be developed, ensure that equestrian and pedestrian access is provided along the washes.

Traffic Circulation

Prince Road is the principal arterial street servicing this neighborhood. It is currently proposed for improvement to five lanes, with signalized intersections at Tucson Boulevard and Country Club Road. Campbell Avenue, which marks the western boundary of the subarea, provides primary access only to parcels along that frontage. Tucson Boulevard and Country Club Road are designated collector streets, although Tucson Boulevard is currently a two-lane, strip-paved roadway.

1. Review the designation of Roger Road between Campbell Avenue and Tucson Boulevard in future updates of the *Major Streets and Routes Plan*.
2. Encourage the design of pedestrian/equestrian pathways along Cactus Boulevard that will enhance and facilitate non-vehicular access to the proposed city park and county liner park and that will retain the rural character of Cactus Boulevard (see Parks and Recreation policies).