

Block 1 proposed Amendments for Specific Plan 6a, to be incorporated into the new combined Civano PAD.

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The area, commonly referred to as Block One, should be annexed into the Specific Plan 6A Area. The failure to include it in the original Specific Plan Area was an oversight, especially in light of the fact that all other reasonably developable land contiguous with the Specific Plan Area was included in the plan. The natural boundary of the Specific Plan at this northeastern edge of Neighborhood One should be the flood plan boundary that is defined by the western edge of the Pantano Wash at the base of the bluffs that form Block One.

Block One shares many similarities with Block 2 with regards to topography, views, environmental concerns, and their relationship with the balance of Neighborhood One. Block Two is already included in the Specific Plan Area, and the Block One area should have same designation as to use, density and integration into the whole of the Specific Plan Area.

Inclusion of Block One in the Specific Plan Area will help ensure the following:

- 1) That densities of development consistent with and supportive of the existing Neighborhood are maintained throughout the Specific Plan Area;
- 2) That the nature of the street system in the Specific Plan Area is consistent and supportive of the basic planning concepts of neo-traditional design as included in the original Development Agreement with the City of Tucson.
- 3) That the intersections between vehicular access to Block One and the existing Neighborhood are supportive of the highest standards of pedestrian safety, and support the pedestrian and bicycle circulation system that is a key feature of the Specific Plan Area.
- 4) That the importance placed by the Specific Plan on the preservation of natural landscape and views is respected by avoiding filling of arroyos; the severe grading of natural contours, especially along Pantano Wash; and the disruption of natural hydrology which can help recharge and reclaim natural environments.
- 5) That the importance of the multiple pedestrian and non-automobile uses adjacent to Civano Blvd/Nightbloom Way is enforced. This edge is a heavily used amenity for the community, and one that is an essential part of encouraging the residents to engage in activity that promotes the core goals of the Specific Plan Area.
- 6) Adding Block One to the Specific Plan Area with the design parameters noted below will help ensure the overall look and feel of Neighborhood One by:
 - i. Encouraging a more diverse line of housing to be accommodated on the Block One site, as opposed to the "cookie cutter" housing that would be forced onto the site in the densities originally included in the Specific Plan.
 - ii. Larger lots open the possibility of custom and innovative housing to be constructed in this area.

- iii. Less dense housing placed on larger lots would ensure a view from Houghton Road towards the Pantano Wash and the Rincon Mountains that is more in keeping with the Scenic Corridor designation of Houghton Road. The Block One area is visible from Houghton for a distance of _____miles to the north of the Specific Plan Area; and forms the visual gateway to the planned Pantano Wash Linear Park.

Specifically:

1. Permitted Uses: Allowed uses shall be same as allowed for in the Neighborhood Edge District.
2. General Characteristics:
 - a. Density should be limited to 31-50 dwelling units.
 - b. Dwelling units should be single family, detached housing.
 - c. All dwelling units should have a maximum height to the highest point of the roof structure of 18'-0" above the elevation of that portion of Civano Boulevard/Nightbloom Way that the lot on which the structure is to built is closets to.
 - d. The spacing of the houses should be such as to preserve, to the extent that is reasonably achievable, the visual and physical connections to the natural environment surrounding the site, which includes Pantano Wash and the Rincon Mountains. See Perimeter Yard Requirements, below.
3. Perimeter Yard Requirements:
 - a. Front: The front of the lots shall be defined as that side facing Civano Boulevard/Nightbloom Way. The minimum required setback of any major structure to be built on Block One from the pedestrian pathway running adjacent to CB/NBW shall be 30'-0", with a minimum 16'-0" setback to the face of secondary structures and site elements such as fences, walls, etc.
 - b. Rear: The rear yard shall be defined as that side of the lot predominantly facing towards Pantano Wash. There are no minimum requirements for the rear yards. However, no building elements shall protrude over the natural slope, or the engineered slope as may be allowed, of a lot. All vertical walls, whether part of the principle structure, or secondary freestanding elements shall be recessed a minimum of 5'-0" from the edge of the lot, where a lot edge is adjacent to the top of slope leading to the Pantano Wash or its subsidiary arroyos.
 - c. Side: Minimum side yard setbacks from the lot lines to the major side walls of the principle structure on any lot to be 16'-0"; on each side; where "side yard" is defined as being that unbuilt upon space to the north and south of any primary structure to be built on Block One.
 - d. Garages may be placed on the lot lines in Block One. However, in no case shall any garage door opening face Civano Boulevard/Nightbloom Way. Any elevation of a garage facing Nightbloom Way shall have a minimum of one widow of a size of at least 24" x 24" placed in that elevation.
 - e. Alternatively, the structures to be located on Block one may be clustered; provided that:
 - i. They remain single-family detached houses, with a minimum separation between principle structures of not less

than 12'-0" as measured from the any portion of a proposed structure that is contiguous with the main structure of the residence.

- ii. The aggregate number of primary residential units on Block One not exceed the number that could be placed on the site with the minimum required yard setbacks as defined above.
4. Building Coverage: Maximum lot coverage shall be 45%.
5. Perimeter Walls: No fence, wall, or other lot perimeter device facing Civano Blvd/Nightbloom Way shall have a height greater than 42", except that a portion of the wall may exceed that height, provided that any wall or structure above 42" is open; such as wrought iron fencing.
6. Pedestrian Access to Block One. Direct pedestrian access from the pedestrian walkway adjacent to Civano Blvd/Nightbloom way shall be allowed.
7. Vehicular Access to Block One. There shall be a maximum of three vehicular access points to Block One, and each of those access points shall align with an established roadway or street in Neighborhood One. Bonus density may be granted for any reduction in access points, according to the following table:
 - a. Three vehicular access points: Maximum Density: 31 Homes
 - b. Two vehicular access points: Maximum allowed Density: 42 Homes.
 - c. One vehicular access point: Maximum allowed Density: 50 homes.
8. Grading requirements: Maximum care shall be taken to minimize the filling of existing arroyos, or the alteration of existing sloped areas facing Pantano Wash.
9. Landscaping Requirements:
 - a. A landscaping setback of a minimum of 5'-0" shall be installed between the western lot line of all lots directly adjacent to the pedestrian walkway which is, in turn, adjacent to Civano Blvd/Nightbloom Way. This landscaping setback may overlap and be contained in the required 16'-0" setback to all secondary lot elements such as walls, fences, etc.
 - b. ????????