



# PLANNING COMMISSION

Planning & Development Services Department • 201 N. Stone Ave. • Tucson, AZ 85701

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**DATE:** March 8, 2023

**TO:** Planning Commission

**FROM:** Timothy M. Thomure, PE, ENV SP  
Planning & Development Services  
Deputy City Manager

**SUBJECT:** Sam Hughes Neighborhood Plan Update, Study Session (Ward 6)

Issue – This is a study session on a proposed update of the *Sam Hughes Neighborhood Plan (SHNP)*. The neighborhood is bounded by Campbell Avenue to the west, Speedway Boulevard to the north, Country Club Road to the east, and Broadway Boulevard to the south. This comprehensive update to the *SHNP* includes three parts. Part I, titled Neighborhood Plan focuses on: (1) updated goals and policies in the plan’s transportation section, (2) a new section about the neighborhood’s relationship with the University of Arizona, (3) updates to the land use section to include the *Sunshine Mile Urban Overlay District*, which includes a section of the neighborhood along Broadway, and (4) a *Future Land Use Concept Map* (see Attachment B) to replace the current *Office/Commercial Development Concept Map* (see Attachment D). Parts II and III of the *SHNP* are titled “Neighborhood History” and “Overview of 1985 Plan with Details of Goals Met” respectively.

Recommendation – Staff recommends the Planning Commission set this item for a public hearing on April 5, 2023.

Request – Mayor and Council initiated the update of the *SHNP* on September 28, 2021, at the request of neighborhood residents who identified the need for a plan update following an assessment of the current plan. The update of the *SHNP* will allow for necessary updates to *SHNP*’s goals and policies, specifically for land use and transportation, that are still relevant to current conditions and concerns in the neighborhood and are used accordingly by City staff in land use processes.

Background – Mayor and Council adopted the *Sam Hughes Neighborhood Plan (SHNP)* on September 16, 1985. The *SHNP* has been amended twice, in March 2001 (per Resolution #18868 – Rincon Market Village Parking) and in August 2003 (per Resolution #19662 – for Southeast Corner of Campbell and Sixth). The 1985 *SHNP*’s “Plan Goal” was to “create a safe and enjoyable living environment and protect the integrity of the Sam Hughes Neighborhood.”

Work on this update to the *SHNP* began at a Sam Hughes Neighborhood Association Meeting in January of 2019. The committee looked at the 1985 Sam Hughes Neighborhood Plan to see what the major concerns had been at that time and discussed issues believed to be of current concern. After various public engagement efforts in the neighborhood, a draft plan update was completed and approved by the Neighborhood Association Board in October 2020. Mayor and Council initiated the update of the *SHNP* on September 28, 2021. Similar to the 1985 *SHNP*, this update’s vision and goal is to protect and enhance the character and integrity of the Sam Hughes Neighborhood.

Land Use Policy Direction – Land use policy direction for this area is provided by *Plan Tucson (2013)* and the *University Area Plan (1989)*.

*Plan Tucson (2013)*: *Plan Tucson* contains a variety of elements that are categorized in four focus areas, including the Social Environment, the Economic Environment, the Natural Environment, and the Built Environment. Each focus area contains specific goals, and each element contains specific policies. The purpose of Neighborhood and Area Plans is to implement *Plan Tucson* goals and policies. The policies in this update of the *Sam Hughes Neighborhood Plan* are in conformance with the overall goals, policies, and intent of *Plan Tucson*.

*University Area Plan (1989)*: The *University Area Plan* provides general guidance for (non-campus) land uses throughout the University Area, while three adopted neighborhood plans (West University, Blenman-Vista, and Sam Hughes) offer more specific direction for land use in each respective neighborhood. While the policies of the *University Area Plan* and the three neighborhood plans are intended to work together, the neighborhood plans will be controlling where they provide more specific policy direction than the *University Area Plan*. The policy updates in this update of the *Sam Hughes Neighborhood Plan* are in conformance with the overall goals and intent of the *University Area Plan*.

Public Engagement – In the fall of 2019, Sam Hughes' *Plan Update Committee* hosted two public meetings at the Himmel Park Library to gather input from residents. The meetings were announced via the neighborhood's website, neighborhood Listserv, and flyers at Himmel Park Neighborhood Library and other prominent locations within the neighborhood. A third opportunity for public input occurred at the Sam Hughes Neighborhood Association Annual Meeting in January 2020. The draft of the plan update was presented at the Sam Hughes Neighborhood Association Annual Meeting in January 2023.

Discussion – When the neighborhood undertook its assessment of the 1985 SHNP, they identified a variety of goals that had been met as discussed in Part III of the SHNP update, as well as some issues of more recent concern that needed to be addressed. Major updates to the *SHNP* include:

1. Updated goals and policies in the plan's transportation section. Many of the goals in the transportation section of the 1985 SHNP have been completed or need to be updated in response to completed or current transportation projects and neighborhood priorities.
2. A new section about the neighborhood's relationship with the University of Arizona. This section has been added primarily to provide the neighborhood guidance in working with the University.
3. An update to the land use section to include the *Sunshine Mile Urban Overlay District*. This Urban Overlay District was adopted by Mayor & Council in September 2021 and encompasses a section of Sam Hughes along Broadway.
4. A *Future Land Use Concept Map* (see Attachment B) to replace the current *Office/Commercial Development Concept Map* (see Attachment D). The *Future Land Use Concept Map* has been created to follow current land use patterns in the neighborhood for office, commercial, mixed-use, multi-family residential, and single-family residential uses. Accompanying the *Future Land Use Concept Map* are definitions of the various land use designations to provide additional clarity and context on allowable future uses and links to the Unified Development Code (UDC) standards that provide allowable standards, including heights and densities. The *Future Land Use Concept Map* also includes the *Sunshine Mile Urban Overlay District*, including the *Mid-Century Subdistrict*.

These changes to the *SHNP* are consistent with policy direction in both *Plan Tucson* and the *University Area Plan* and allow for consistency with current City initiatives, projects, and land use tools. Overall, the updated SHNP will provide more clarity in land use decisions when dealing with rezoning, special exception, and variance cases.

Conclusion – Staff recommends the Planning Commission set this item for public hearing on April 5, 2023.

**Attachments:**

- A: Proposed Update - Sam Hughes Neighborhood Plan (2023)
- B: Sam Hughes - Proposed Future Land Use Concept Map
- C: Sam Hughes - Current Zoning Map
- D: Sam Hughes – Office/Commercial Development Concept Map (1985)