

# **EL ENCANTO – COLONIA SOLANA NEIGHBORHOOD PLAN**

**CITY OF TUCSON  
PLANNING DEPARTMENT**

**Adopted January 14, 1980  
Reaffirmed March 24, 1986  
Reaffirmed February 27, 1995  
Amended September 13, 1999  
Amended March 4, 2002**

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## **EL ENCANTO - COLONIA SOLANA NEIGHBORHOOD PLAN**

### **FORMAL ACTION**

Mayor and Council - January 14, 1980 - Resolution #11033 (Adoption)

March 24, 1986 - (Reaffirmation)

February 27, 1995 (Reaffirmation)

September 13, 1999 (Amendment)

March 4, 2002 (Amendment)

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March 24, 1986

February 27, 1995

September 13, 1999 (Resolution 18386)

March 4, 2002 (Resolution 19131)

Citizens Advisory Planning Committee - May 2 & 3, 1979

November 6, 1985

February 1, 1995

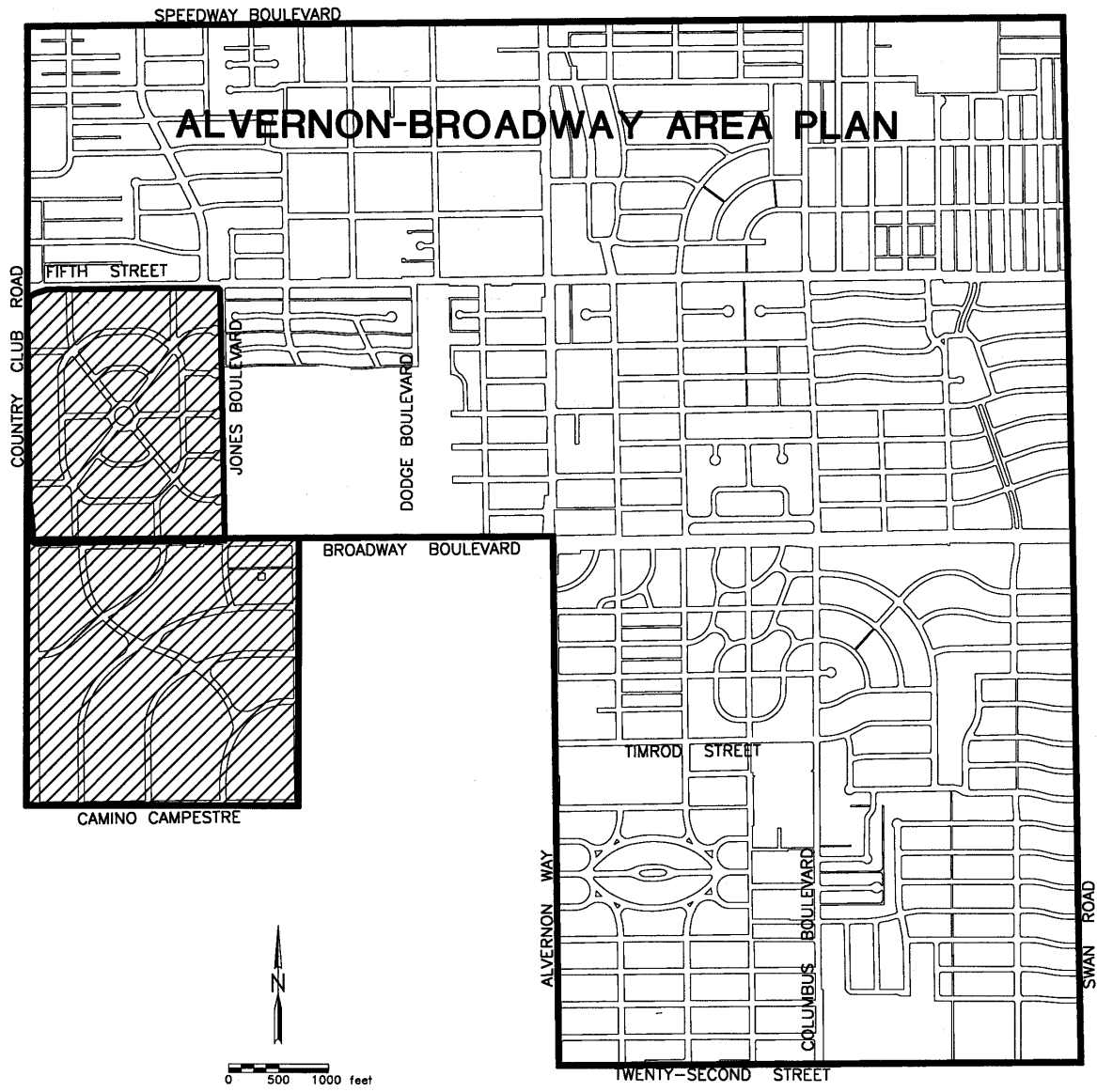
August 4, 1999

Planning Commission - February 6, 2002

**EL ENCANTO – COLONIA SOLANA  
NEIGHBORHOOD PLAN**

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# EL ENCANTO/COLONIA SOLANA NEIGHBORHOOD PLAN LOCATION MAP

**EL ENCANTO - COLONIA SOLANA  
NEIGHBORHOOD PLAN RECOMMENDATIONS**

The basic goal of this Neighborhood Plan is to establish a system of Land Use Criteria and Design Criteria which recognize and support the present qualities of the two subdivisions, guide new development, and are consistent with community wide planning objectives and the allocation of limited community resources. This system focuses on retaining the integrity of the stable residential neighborhoods of Colonia Solana and El Encanto while recognizing the need for, and encouraging, further quality development.

The low-density development, lush vegetation and variety of handsome, well-kept residences provide an environment in the heart of the City which is unique in Tucson. The large area of developable properties bordering the subdivisions offers an unprecedented opportunity for innovative, quality design in projects which can be economically viable, environmentally sound, responsive to the southwestern desert climate, and complementary to the qualities of the two existing neighborhoods.

A variety of criteria have been developed in the Neighborhood Planning Process. These criteria are intended as requirements for neighborhood change and development. The neighborhood map indicates land use determined as reasonable for the various properties. The following have been developed through the Planning Process. At the request of the two Neighborhood Associations these are presented in three parts. Part A lists common conditions and requirements, Part B, those which pertain to Colonia Solana, and Part C, those which pertain to El Encanto.\*

**A. GENERAL RECOMMENDATIONS AND DESIGN CRITERIA**

1. Support existing neighborhood schools, more fully utilize existing local business and recreation services, increase the population density of the Colonia Solana and El Encanto Neighborhoods, and support the long range planning goals of the City by encouraging the construction of owner-occupied townhouses and office uses on available frontage properties, as specified in this Plan in Section B, Land Use Recommendations.  
(September 13, 1999, Resolution 18386, EECSNP Policy A.1)
2. If development other than residential is allowed to occur, although such development is not recommended in the plan, limit that development to professional office functions defined and limited as follows: Accountant, architect, chiropractist, chiropractor, dentist, engineer, lawyer, naturopath, osteopath, physician, insurance broker, photographer, public stenographer,

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\* In the ordinance adopting this Plan, Part B was inadvertently listed as Land Use Recommendations and Policy B.1 refers to Colonia Solana. Policy B.2, B.3, and B.4 refer to El Encanto. The Part C listing nomenclature was not used.

stockbroker, and other functions which do not require the stocking of goods for sale or the boarding and treating of animals.

3. Encourage well-designed and well-planned development compatible with adjacent existing residential areas to occur on available properties fronting on arterial streets.
4. Except as specifically provided in this Plan in Section B, Land Use Recommendations, all new structures shall be limited in height to a maximum of 22 feet above existing grade including parapets. If new construction provides gable or hip style roof design utilizing "Mission" or "Spanish" tile, this 22 feet shall be measured from existing grade to the average roof height from eave to ridge.  
(September 13, 1999, Resolution 18386, EECSNP Policy A.4)
5. Protect and strengthen visual corridors by requiring any development plan calling for more than one story of construction above grade to show a variety of rooflines rather than a solid roofline.
6. Protect the privacy of existing residences by requiring second floor windows in new developments be either clerestory with a sill height of at least 72 inches above finish floor, or be oriented away from rear and side yards of existing residences.
7. Mitigate view blockage and maximize open space by requiring minimum setbacks from existing residential side and rear yards of 20 feet for residential uses and 30 feet for non-residential uses, although such uses are not recommended in the plan. The residential 20-foot setback shall contain only private yards, with no driveways, storage or utility structures. The 30-foot non-residential setback may include no parking or driveways within 10 feet of property lines, and shall contain no structures.
8. Minimize the visual impact of new development by requiring a boundary wall and landscape buffer between the new development and existing residential properties. The wall shall be a minimum height of 6 feet and shall rise to a height of 8 feet where existing private areas or yards occur. It shall be constructed of masonry and finished in a manner compatible with and complementary to new and existing construction (brick, stucco, tile, etc.). Unfinished or painted concrete block will not be used.

The landscape buffer shall occur on the new development side of the wall and shall be a minimum of 5 feet wide in townhouse residential developments and minimum of 10 feet wide in professional office

developments, although office development is not recommended in the plan.

The landscape buffer shall be planted with a mixture of medium and tall growing shrubs and trees. The landscape design and plant mix shall be responsive to the view and privacy of the existing residential areas.

9. Provide a more attractive and unified frontage appearance by requiring a landscape buffer along street property lines. The landscape buffer shall extend from the street curb line to 10 feet minimum inside the property line and shall include a meandering pedestrian walkway of brick or concrete, natural desert landscaping, berms masonry or timber walls, and other natural or architectural treatment for sound and vision buffering. This area shall exclude parking and drives, except entry drives.
10. Building and site lighting shall be located, designed, and oriented to prevent illumination or glare from extending to existing residential properties.
11. Refer to Illustration 1, page 5, Land Use Recommendations.
12. Existing residential structures on issue properties, if converted to non-residential uses, although such conversions are not recommended in the plan, shall have no alterations made to exterior facades except to repair and/or restore the original appearance.
13. In order to maintain the existing character of both neighborhoods, no property shall be used for any function other than that of a single family residence (with related guest quarters for use of family members) except as provided for specific properties as designated in the following Land Use Recommendations.

#### B. LAND USE RECOMMENDATIONS

1. Colonia Solana Estates, Lots 1, 2, 10, 11, 12, 13, 14, 19, 20, and 21.

The recommendation for development of this group of parcels is that they all be developed with built-for-sale townhouse projects. All the subject properties in each block should be developed if possible as one project for each block. Design of the projects should comply with the Design Criteria of this document. These lots should be designed for townhouses with a maximum density of one unit per 5,000 square feet of lot area. Access for any non-residential use, although such use is not recommended in the plan, should be only from Broadway with no vehicular access from Calle Chaparita, Via Palos Verdes and Avenida de Palmas.

2. El Encanto Estates, Lots 185, 201, and 202.

These properties should be developed with residential units to a density of one unit per seven thousand (7,000) square feet of land area.

3. El Encanto Estates, Lots 142, 143, and 153.

These lots should be developed with townhouse units built-for-sale, at a density no greater than one unit per five thousand (5,000) square feet of land area. The townhouse project should comply with the design criteria set forth in the neighborhood plan as hereby revised.

4. El Encanto Estates, Lots 1, 2, 4, 134, 136, 137, 138, 140, and 141.

The homes on these properties should be retained as residences under the existing land use and densities, and, if the neighborhood so chooses, it can provide suitable protection to the residential amenities and environment in the form of walls, landscape buffers, etc., by the formation of a neighborhood improvement association.

In summary, the purpose for the aforesaid revisions to the Neighborhood Plan heretofore submitted is not only to stabilize, protect and enhance the residential character and environment of El Encanto but to contribute to the survival of the Tucson inner-city.

5. Colonia Solana Estates; Lots 1 and 10.

As an alternative to the development of townhomes, these parcels may be appropriate for office uses, limited to professional office functions defined and limited as follows: accountant, architect, chiropractist, chiropractor, dentist, engineer, financier, lawyer, naturopath, osteopath, physician, insurance broker, mortgage broker, photographer, public stenographer, realtor, stockbroker, title company, and other functions which do not require the stocking of goods for sale or the boarding and treating of animals, drive-through facilities, 24-hour banking machines, or other 24-hour mechanical or electronic devices accessible to clients/customers.

Proposed office development on these parcels is subject to the following design criteria:

- a. Structures shall be limited in height as specifically stated in Policy A.4 of this Plan; however, one decorative, unoccupied tower with a maximum height of 32 feet and a maximum cross section of 14 feet square above an elevation of 22 feet, may be considered.



- b. The design of the structures shall accurately reflect the architectural design style of Josias Joesler and the Broadway Village development.
- c. The project architect shall consult with at least one other architect known to be an expert on Joesler architecture, who shall provide a written evaluation of the proposed architecture. This evaluation shall be included with the rezoning submittal.
- d. The applicant or applicant's agent shall offer to conduct at least one design review workshop to all parties required to be notified of the neighborhood meeting and public hearings associated with the rezoning application are invited. The notification letter, sign-in sheet, and meeting minutes shall be included with the rezoning application submittal.
- e. Access to both Broadway Boulevard and Country Club Road may be considered. Location, number, and design of access points shall be evaluated based on input from the Engineering Section.

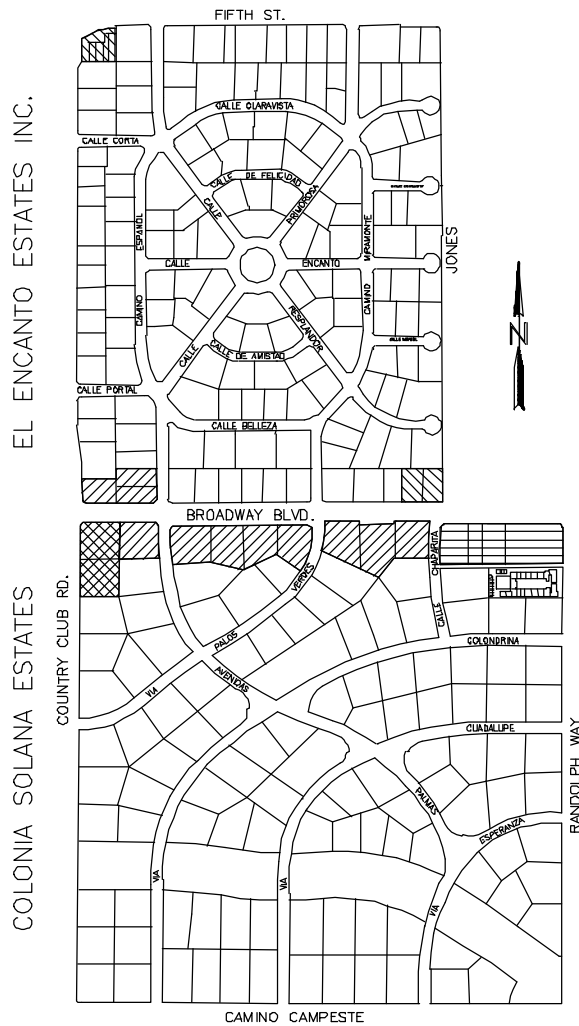
(September 13, 1999, Resolution 18386, EECSNP Policy B.5)

6. Colonia Solana Estates; Lots 34 and 35

Individual parcels within lots 34 and 35 of the Colonia Solana Estates may be appropriate for residential, office, financial, and educational uses. Office, financial and educational uses shall be limited to single-story structures. All non-residential activities to occur only within enclosed structures. Primary access for any non-residential use shall be from Broadway Boulevard.

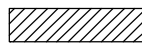
(March 4, 2002, Resolution 19131, EECSNP Policy B.6)

# El Encanto - Colonia Solana Neighborhood Plan



## EL ENCANTO-COLONIA SOLANA NEIGHBORHOOD PLAN Revised Conceptual Land Use Map

### Low Density Townhouse



one unit per 5000 square feet of lot area



one unit per 7000 square feet of lot area

### Non - Residential



Office Use or Townhouse at one unit per 5000 square feet of lot area  
(September 13, 1999, Resolution #18386  
EECSNP Land Use Map)



Residential, Office, Financial, and Educational  
Uses. Office, Financial, and Educational  
Uses Limited to Single - Story Structures.  
(March 4, 2002, Resolution #19131  
EECSNP Land Use Map)