

February 6, 2013



CITY OF
TUCSON

PLANNING &
DEVELOPMENT
SERVICES
DEPARTMENT

Planning Commission

The Honorable Mayor and
Members of the Council
City of Tucson
PO Box 27210
Tucson, AZ 85726-7210

SUBJECT: Planning Commission Annual Report 2012

The following is a description of the items the Planning Commission reviewed and forwarded to the Mayor and Council with a recommendation to approve in 2012.

Sewell-Hudlow Neighborhood Plan Amendment: In March of 2012, staff brought forward a request to amend the *Sewell-Hudlow Neighborhood Plan*. The owner of the property intends to seek a rezoning of the site from R-1 to C-1 zoning. Revising the neighborhood plan prior to the rezoning is necessary.

Land Use Code Simplification and Reformat Project (Project): In July and August 2012, the Planning Commission forwarded to the Mayor and Council a recommendation to approve the *Unified Development Code (UDC)* and its supporting documents.

The Land Use Code Simplification Project consists of the following three documents:

1. *Unified Development Code (UDC)*. The UDC establishes, among other requirements, the zoning regulations and review and approval procedures applicable to development and uses of land within the City of Tucson.
2. *Administrative Manual*. The Administrative Manual includes application submittal requirements, development review fees and the City Development Review Committee procedure.
3. *Technical Standards Manual*. The Technical Standards Manual includes Historic Preservation Zone design standards and engineering-related site standards, such as solid waste collection, street design, and detention/retention standards.

The UDC, Administrative Manual, and Technical Standards Manual were adopted by the Mayor and Council on October 9, 2012 with an effective date of January 2, 2013. They will eventually replace the documents currently in effect, i.e. the Land Use Code, Development Standards, and Chapter 23A, as the governing zoning regulations within the City of Tucson.

Sincerely,

Steven Eddy, Chair
Planning Commission