



CITY OF
TUCSON

PLANNING &
DEVELOPMENT
SERVICES
DEPARTMENT

Planning Commission

February 26, 2015

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

SUBJECT: Planning Commission Annual Report 2014

The following is a description of the items the Planning Commission reviewed and forwarded to the Mayor and Council in 2014.

Rio Nuevo Redevelopment Plan Amendment: In March of 2014, staff brought forward a request to amend the *Rio Nuevo Redevelopment Plan – Parcel “C” (450 N. Grande Ave)*. The owner of the property intends to seek a rezoning of the site from R-2 to RV zoning. The Planning Commission recommended approval to amend the Rio Nuevo Redevelopment Plan to Mayor and Council.

University Area Plan Amendment: On August 20, 2014, the Planning Commission forwarded to Mayor and Council a recommendation to amend the University Area Plan by adding Section 3.G Helen-Warren Station Area, Sub-Area 1.

Broadmoor-Broadway Village Neighborhood Plan Amendment: The Planning Commission voted 6-4 to not approve the revision to the *Arroyo Chico Area Plan* and the *Broadmoor-Broadway Village Neighborhood Plan* on December 3, 2014. There was no recommendation from the Commission to Mayor and Council on this item because seven votes are required to pass the vote.

Medical Marijuana Amendment: The Planning Commission forwarded to Mayor and Council the following recommendations on July 16, 2014:

1. Remove floor area restriction in I-1 and I-2 zones.
2. Allow infusion kitchens within dispensaries and offsite cultivation locations
3. Establish a 4 year sunset clause
4. Reduce limit to 500 ft. from schools in I-1 and I-2 zones
5. Extend hours of operation from 7 a.m. to midnight
6. Allow delivery to hospice patients, state licensed institutions, other dispensaries and any other location where there are qualified individuals who are allowed to receive medical marijuana.

Park Industrial Zone, Individual Parking Plan, Light Industrial Zone Text Amendments: On August 20, 2014 the Planning Commission recommended to Mayor and Council adoption of the following text amendments:

1. Include certain C-2 Zone Uses in the P-I Zone with appropriate standards and correct scrivener’s error Park Industrial “P-1” with the correct “P-I”.
2. Include Historic Preservation Zone properties in notice and right to appeal for Individual Parking Plans.
3. Reduce setback in the I-1 Zone for Shelter Care, Children and Teenagers who need full-time supervision and correct scrivener’s error “&.11” in use specific standards column.

Infill Incentive District Revisions: On December 3, 2014, the Planning Commission forwarded to Mayor and Council a recommendation for approval with the caveat to address the preamble language for El Presidio sub-area, consider the height in El Presidio sub-area and change the height to 75' instead of 90' at Stone & 6th Avenue Area.

Unified Development Code and its Supporting Documents (Administrative Manual and Technical Standards Manual): The Planning Commission forwarded to Mayor and Council three separate groups of corrections, edits, and clarifications (condominium conversions and hospital back up tanks) with recommendations to adopt (April 2, June 4 and November 19, 2014).

Sincerely,



Thomas Sayler-Brown, Chair
Planning Commission