



CITY OF
TUCSON

PLANNING &
DEVELOPMENT
SERVICES
DEPARTMENT

Planning Commission

December 21, 2015

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

SUBJECT: Planning Commission Annual Report 2015

The following is a description of the items the Planning Commission reviewed and forwarded to the Mayor and Council in 2015.

Grant Road MS&R Plan Amendment: The Planning Commission held a study session on December 3, 2014, and a public hearing on February 4, 2015, for a proposed amendment to the Major Streets and Routes (MS&R) Plan, to make the future right-of-way shown for Grant Road, between Oracle Road and Swan Road, consistent with the alignment adopted by Mayor and Council on January 13, 2009 (Resolution # 21190). There were five (5) members of the public who spoke at the public hearing. None of the speakers spoke in favor or against the proposed MS&R Plan amendment. Rather speakers raised property-specific issues regarding Grant Road, with some expressing confusion about the topic of the public hearing and the role of Planning Commission in the Grant Road Improvement Project. On February 4, 2015, the Planning Commission voted 11-0 to forward a recommendation of approval to the Mayor and Council to amend the Major Streets and Routes Plan per staff's recommendation.

Clean Up Text Amendment Part 4: The Planning Commission held one study session (February 4th). No members from the audience spoke at the public hearing. On March 4, 2015, the Planning Commission voted 10-0 to forward a recommendation of approval to the Mayor and Council of the proposed amendment to the Unified Development Code related to Clean Up Part 4 to reflect omissions and oversights in the transfer of LUC provisions into the UDC and clarifies proper restructure into the UDC tables including:

1. Revise the term 'Current through' with the term 'Last Revision' next to the most date recent change on the title page;
2. Convey the Cultural Use Land Use Class in the Commercial and Mixed Use Zones and Institutional Reserve Zone correctly on the UDC use tables;
3. Convey the Recreation Uses in the Institutional Reserve Zone and Recreational Vehicle Zone correctly on the UDC use table; and,
4. Convey the Hazardous Material Storage Land Use Class as an accessory use correctly on the UDC use tables.

Sonoran Corridor and Aerospace Parkway MS&R Plan Amendment: The Planning Commission held a study session on April 1, 2015, and a public hearing on May 6, 2015, for a proposed amendment to the Major Streets and Routes (MS&R) Plan map to reflect the conceptual alignments for the Sonoran Corridor and Aerospace Parkway. There was one (1) member of the public who spoke at the public hearing. On May 6, 2015, the Planning Commission voted 10-0 to forward a recommendation of approval to the Mayor and Council to amend the Major Streets and Routes Plan per staff's recommendation.

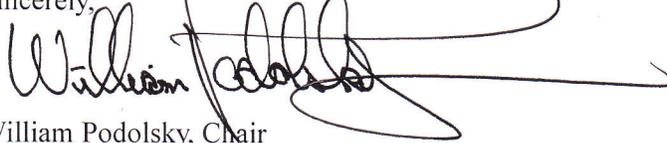
Flexible Lot Development: The Planning Commission held one study session (July 15th). During the public hearing, three people spoke. On September 16, 2015, the Planning Commission voted 10-0 to forward a recommendation of approval to the Mayor

and Council of the proposed amendment to the Unified Development Code relating to Flexible Lot Development (FLD) to include the “alternative compliance” option to meet the spirit of the FLD to provide variety, visual interest, and avoid monotony in residential subdivision design.

Urban Agriculture Text Amendment: The Planning Commission held four study sessions (on March 4th, April 1st, May 6th, and July 15th). During the public hearing, a total of twenty people testified. On September 16, 2015, the Planning Commission voted 8-2 to forward a recommendation of approval to the Mayor and Council of the proposed amendment to the Unified Development Code relating to Urban Agriculture with the addition of a two-year sunset date and the elimination of the proposed 50-foot setback for 36,000 square foot or greater sized lots.

Broadway Boulevard MS&R Plan Amendment: The Planning Commission held a Study Session on October 21, 2015, and a Public Hearing on December 2, 2015, for a proposed amendment to the Major Streets and Routes (MS&R) Plan, to make the future right-of-way shown for Broadway Blvd., between Euclid Ave. and Country Club Rd., consistent with the baseline alignment adopted by Mayor and Council on June 9, 2015 (Resolution # 22410). There were five (5) members of the public who spoke at the public hearing. On December 2, 2015, the Planning Commission voted 11-0 to forward a recommendation of approval to the Mayor and Council to amend the Major Streets and Routes Plan per staff’s recommendation.

Sincerely,

A handwritten signature in black ink, appearing to read "William Podolsky", with a large, sweeping flourish extending to the right.

William Podolsky, Chair
Planning Commission