City of Tucson
Planning & Development Services

Planning Commission

February 22, 2011

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

SUBJECT: Planning Commission Annual Report 2010

The Planning Commission considered numerous projects in 2010. The following is a description of the items the Planning Commission reviewed and forwarded to the Mayor and Council with a recommendation to approve.

Charter Schools in Existing Residences: In February 2010, the Planning Commission forwarded to the Mayor and Council a recommendation to amend the Land Use Code (LUC) to prohibit single family residences on less than one acre from being occupied as or converted into a State-regulated charter school. This text amendment complies with the Arizona Revised Statutes as amended in October 2009 regarding charter schools.

Architectural Documentation Prior to Demolition of Historic Buildings: In February 2010, the Planning Commission forwarded to the Mayor and Council a recommendation to amend the LUC to require architectural documentation of historic structures prior to demolition.

Renewable Energy Generation: In May 2010, the Planning Commission forwarded to the Mayor and Council a recommendation to amend the LUC to conditionally permit commercial renewable energy generation in most zones and to establish performance criteria for such uses.

Infill improvement Land Use Code Amendments: In May and June 2010, the Planning Commission forwarded to the Mayor and Council a recommendation to amend the LUC on a variety of changes designed to reduce obstacles to development proposals in the City's Downtown and Midtown areas. These amendments are:

- *Development Timelines and Expiration Dates* – extends the expiration date of approved subdivision plats and development plans from one (1) year to the three (3) years;
- *Motor Vehicle Parking Reductions* – clarifies the eligibility criteria and the review of Parking Mitigation Plans as required by the Reductions in the Required Number of Motor Vehicle Parking Spaces ordinance;

- *Off-Street Loading Zone* – allows the co-location of loading zones within the approach area for dumpster containers and the stacking spaces of drive-through aisles when safety and access issues are appropriately addressed;
- *Urban Overlay District* – enabling legislation that allows the creation of zoning districts that encourage transit and pedestrian-oriented development within new infill areas like the Downtown Links study area; and,
- *Zoning Compliance for Site Improvements in Existence on May 1, 2005* – allows new uses in existing buildings without meeting all current zoning requirements provided the new use is permitted under the current zoning and existing improvements are maintained;

Manzo Neighborhood Plan: In July of 2010, staff brought forward a request to amend the *Manzo Neighborhood Plan*. The owner of the property intends to seek a rezoning of the site from R-2 to C-1. Revising the neighborhood plan prior to the rezoning is necessary.

Downtown Area Infill Incentive District: In August 2010, the Planning Commission forwarded to the Mayor and Council a recommendation to amend the Downtown Area Infill Incentive District (IID) in the LUC by creating a Downtown Core Sub-district of the IID, which exempts projects in the downtown core from many development regulations. .

Medical Marijuana Dispensaries and Medical Marijuana Offsite Cultivation Locations: In October 2010, the Planning Commission forwarded to the Mayor and Council a recommendation the amend the LUC to allow medical marijuana dispensaries and cultivation in certain commercial and industrial zones and to establish performance criteria limiting among other things the location and maximum size limit of a dispensary and a cultivation location.

We appreciate your support and look forward to working together in 2011.

Sincerely,

Shannon McBride-Olson, Chair
Planning Commission