



# Planned Area Development (PAD)

## What is a PAD?

- A PAD is a zoning option that property owners and developers may choose to allow greater flexibility in uses and development from than standard zones.
- PADs help preserve quality of life by including conditions to minimize adverse impacts on surrounding areas.
- Examples of projects that have utilized the PAD option include hospital campuses, major retail and office centers, and mixed-use developments.

## What is the difference between a PAD and a Rezoning?

- A PAD is a type of rezoning that allows flexible regulations tailored to a specific site.
- A PAD undergoes a more thorough review process, including a pre-application PAD review with PDS staff prior to a rezoning submittal.
- A PAD may have land use regulations that are different from the zoning regulations in the Unified Development Code (UDC) or other zoning districts.

## How long does the process take and is there a fee?

- Time: The complete PAD review process will take approximately 8-12 months to complete. Included within the timeline:
  - The pre-application meeting review process takes 3-5 months, the neighborhood meeting takes 1-2 months (dependent on applicant), and the rezoning application and Mayor & Council review takes 4-5 months.
- Fee: PDS staff calculates fee. Half of the total fee is due at the time of the pre-application meeting review. Fee amount includes a base fee with an additional acreage fee and a miscellaneous fee. The fee covers the staff review fee, technology/archive fee, legal ad, and public notice. The remainder of the total fee is due at the rezoning submittal.

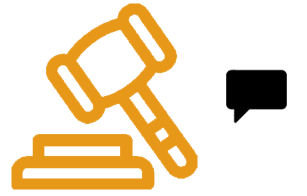
## How do I get started?

- Email PDS Entitlements staff at [rezoning@tucsonaz.gov](mailto:rezoning@tucsonaz.gov) or call the PDS main line with any questions or to submit a pre-application meeting request.
- The rezoning pre-application, notification labels, and rezoning application can be found on the PDS website:
  - [www.tucsonaz.gov/pds/rezoning-special-exceptions-original-city-zoning](http://www.tucsonaz.gov/pds/rezoning-special-exceptions-original-city-zoning)

## How do I find out about the PAD applications currently under review?

- Sign up for NoticeTucson at [www.tucsonaz.gov/noticetucson](http://www.tucsonaz.gov/noticetucson) to receive email notifications about applications for land use projects in the City or your neighborhood.
- Information about current applications can be found on the PDS, Zoning Examiner, or Mayor & Council websites.





## Pre-Application Meeting and Review

- Applicant submits draft PAD document to PDSD staff.
- PDSD staff hold pre-application meeting with applicant.
- Applicant pays half of the PAD fee.
- Application reviewed by City departments and outside agencies to provide comments on document.
- Applications often go through multiple reviews; each pre-application review cycle is 20 working days. Pre-application submittal review typically takes 3-5 months.
- Once a thorough draft PAD has been submitted and reviewed, applicant may proceed with the neighborhood meeting.

## Neighborhood Meeting

- Applicant must give notice, host, and document a public neighborhood meeting.
- Applicant mails meeting notification using labels purchased from PDSD.
- At the neighborhood meeting, the applicant provides information about the proposed project, identifies land use changes, and listens to neighbor concerns and interests.
- Applicant compiles minutes, sign-in sheet, and any materials shared to submit with their application.

## Application Submittal and Review

- Applicant submits complete application according to checklist, including the neighborhood meeting documentation, and remainder of PAD fee.
- PDSD staff reviews application for completeness 70 working days prior to Zoning Examiner Public Hearing.
- PDSD staff review may include review and comments from other City departments and outside agencies.
- If complete, application is accepted for processing and posted online through Property Research Online (PRO) at [www.tucsonaz.gov/PRO/pdsd/](http://www.tucsonaz.gov/PRO/pdsd/). PDSD staff sets tentative Zoning Examiner public hearing date.
- PDSD staff prepares a report for the Zoning Examiner that includes a recommendation to approve or deny the application based on existing policy and staff analysis.

## Zoning Examiner Public Hearing

- PDSD staff notifies property owners within 300 feet and registered neighborhood associations within 1 mile and publishes legal notice no less than 15 calendar days before the hearing.
- Applicant posts hearing notification on site.
- Zoning Examiner conducts the public hearing on behalf of Mayor & Council. The public can make comments at the public hearing or submit written comments.
- Zoning Examiner prepares a report for Mayor & Council recommending approval or denial within 14 calendar days of close of the public hearing.

## Mayor & Council Action

- Mayor & Council may hold a public hearing or a public meeting on the application. Any request for a public hearing at Mayor & Council must be made in writing to the City Clerk within 14 calendar days of close of the Zoning Examiner public hearing.
- Mayor & Council consider the application, Zoning Examiner recommendation, City Manager's recommendation, as well as public comments.
- Mayor & Council may approve, modify, or deny the application or take other appropriate actions.
- PAD rezoning becomes effective 30 calendar days after ordinance adoption.

 Opportunity for public comment.

