

Item #6 C8-16-01
Redevelopment Tools Text
Amendment Package No. 1

Planning Commission
Study Session
April 6, 2016



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Reinvestment Tools Text Amendment Package No. 1 & No.2

Land Use Regulation Changes

Package
No. 1

- Lift PAD 40-acre minimum
- Concurrent Plan Amendment/Rezoning
- Use of Major Streets and Routes setback zone

Package
No. 2

- Plan Tucson Special Exception Option



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Lift 40 Acre Minimum for Planned Area Development (PAD)

Goal: Increase use of this flexible zoning tool to encourage mixed use infill projects



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PAD Text Amendment

- UDC text amendment to Section 3.5.5.E.2 to allow a project of any size that meets the existing PAD criteria (below) to use the PAD, lifting the current 40-acre minimum size requirement
 - substantial conformance with Plan Tucson and other land use plans
 - rationale for the use of a PAD zone rather than the use of other zones
 - benefits to the community and the applicant by the use of a PAD
 - suitability of the PAD to significant environmental factors if applicable
 - compatibility of the PAD with adjoining land uses
 - physical and economic suitability and feasibility of the PAD with existing infrastructure and services
- Consider revised fee schedule for smaller projects
- Mayor and Council still make final decision per rezoning process



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Allow Option of Concurrent Plan Amendment/Rezoning

*Goals: Reduce developer's time for entitlement process
and assist public by clarifying full picture of
development earlier in the process*

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Concurrent Plan Amendment / Rezoning Text Amendment

- Unified Development Code text amendment to Section 3.5.3.D.3 to allow for Rezonings and Plan Amendments to run concurrently.
- *Rezoning **cases** ~~applications~~ must be in conformance with adopted plan policies **prior to Mayor and Council authorization or adoption** ~~before a rezoning application may be accepted for processing.~~*



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Proposed process would reduce time from 10 months to 6 months

Current Process - Separate Plan Amendment and Rezoning											
Project Start:	03/01/2016										
Project End:	12/31/2016										
	March 2016	April 2016	May 2016	June 2016	July 2016	August 2016	Sept. 2016	October 2016	Nov. 2016	Dec. 2016	
Plan Amendment	4.5 months										
Pre-Submittal Meeting	■										
Neighborhood Meeting	3	■									
Planning Commission Study Session	5	■	■								
Planning Commission Public Hearing	5	■	■	■							
Mayor and Council Public Hearing*	5	■	■	■	■	■					
Rezoning	5.5 months										
Pre-submittal Meeting	■										
Revisions / Neighborhood Meeting	4				■	■					
Application Submittal						■					
Full Rezoning Review	2					■	■				
Zoning Examiner Public Hearing*	10					■	■	■	■		
Mayor and Council Public Meeting*	5							■	■	■	
Ordinance Effectuated	5									■	■

Proposed Process - Concurrent Plan Amendment and Rezoning						
Project Start:	03/01/2016					
Project End:	08/31/2016					
	March 2016	April 2016	May 2016	June 2016	July 2016	August 2016
Plan Amendment	4.5 months					
Pre-Submittal Meeting	■					
Neighborhood Meeting	3	■				
Planning Commission Study Session	5	■	■			
Planning Commission Public Hearing	5	■	■	■		
Mayor and Council Public Hearing*	6	■	■	■	■	■
Rezoning	5.5 months					
Pre-submittal Meeting	■					
Revisions / Neighborhood Meeting	4	■	■			
Application Submittal			■			
Full Rezoning Review	2	■	■			
Zoning Examiner Public Hearing*	10	■	■	■	■	■
Mayor and Council Public Meeting*	5			■	■	■
Ordinance Effectuated	5					■



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Use of Major Streets & Routes Setback Zone

Goals: When no road widening is planned, allow use of future right-of-way by private development in order to increase taxable land, maintain prevailing setbacks, and enhance pedestrian environment



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Major Streets and Routes Text Amendment

- Revise UDC Section 5.4.5 (Major Streets and Routes Setback Zone) to introduce an administrative approval process for MS&R encroachment modeled after existing UDC Section 7.4.5 Reduction and Exceptions
- PDS&D Director and TDOT Director must both make finding of **no adverse effects to the city**



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Major Streets and Routes – Example South Stone



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Recommendation

- Staff recommends that the Planning Commission set these amendments to the Unified Development Code (UDC) for a public hearing on June 1, 2016.

Next Steps

