

**Item #7 C8-16-02**  
**Redevelopment Tools Text**  
**Amendment Package No. 2**

**Planning Commission**  
Informational Item  
April 6, 2016



**Planning and Development Services**  
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# Reinvestment Tools Text Amendment Package No. 1 & No.2

## Land Use Regulation Changes

Package  
No. 1

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

Package  
No. 2

- Plan Tucson Special Exception Option



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# Creation of Plan Tucson Special Exception Option

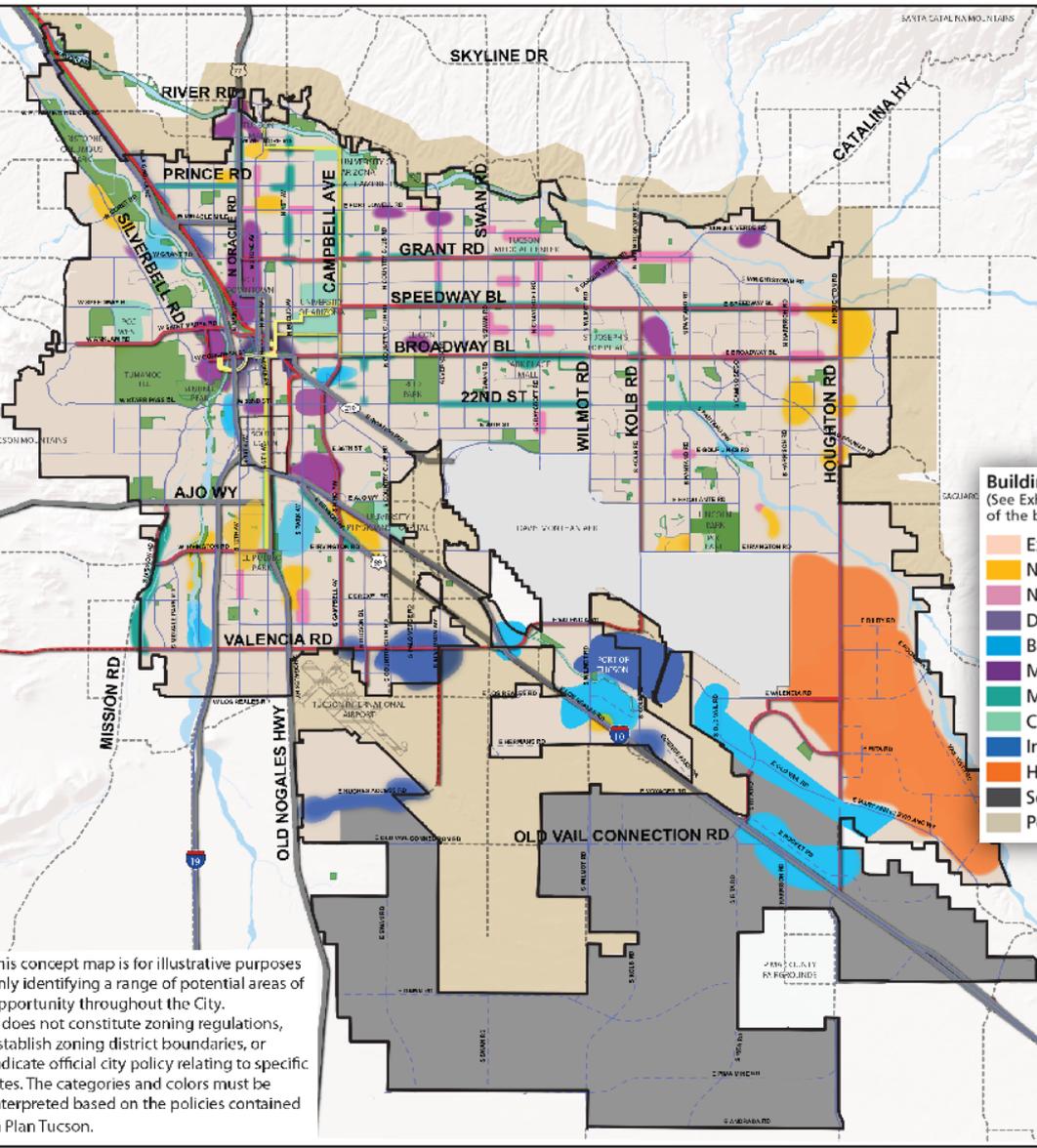
***Goals: Streamline the development process in order to encourage infill, preservation, adaptive reuse, and quality new development within appropriate Plan Tucson designated growth areas***

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# Plan Tucson Future Growth Area Map

Target areas for Special Exception Option



**Building Blocks**  
(See Exhibit LT-8 for general descriptions of the building blocks.)

- Existing Neighborhoods
- Neighborhoods with Greater Infill Potential
- Neighborhood Centers
- Downtown
- Business Centers
- Mixed-Use Centers
- Mixed-Use Corridors
- Campus Areas
- Industrial Areas
- Houghton Corridor Area
- Southlands
- Potential Annexation Areas

- Existing Parks/Open Space
- City of Tucson Boundary

- From Major Streets and Routes Plan**
- Future Roads
  - County Major Routes
  - Major Highways
  - Major Roads

- From 2040 Regional Transportation Plan**
- Planned Bus Routes (BRT, Express and Circulator)
  - Planned Streetcar
  - Planned Commuter/Intercity Rail

This concept map is for illustrative purposes only identifying a range of potential areas of opportunity throughout the City. It does not constitute zoning regulations, establish zoning district boundaries, or dictate official city policy relating to specific sites. The categories and colors must be interpreted based on the policies contained in Plan Tucson.

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# Encouraging Adaptive Reuse

*From Older, Smaller, Better Study...*

Areas with older, smaller buildings, areas with a mix of newer and older buildings, and historic districts all play important roles in supporting a more livable, socially diverse, and economically resilient community.



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# Plan Tucson Special Exception Text Amendments

- Allow for additional land use exceptions, when the request is supported by Plan Tucson, and the underlying Neighborhood or Area plan.

## *Customer Choices:*

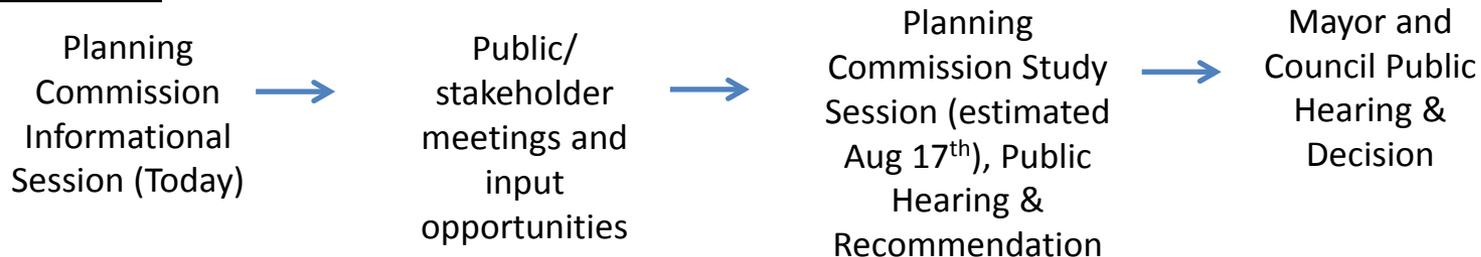
- PDSO Director's Decision Procedure
  - Adjustments to site requirements such as parking, loading areas, landscaping, setbacks, waste collection design, etc.
- Zoning Examiner Special Exception Process
  - Increase in building height or land use
- Both procedures would include notification and opportunity for comment
- If project does not comply with Plan Tucson and Neighborhood/Area Plan, would have to come through Planning Commission and Mayor and Council for amendment



# Recommendation

- Staff recommends that the Planning Commission hold a Study Session in June to further review the item, after staff has a chance to gather public input.

## Next Steps



# Future Agenda Items

- Reinvestment Tools Package No 1 - Public Hearing (June 1st)
- Historic Landmark Designation - Study Session (June 1st)
- Reinvestment Tools Package No 2 – Study Session (August 17th)
- Sign Code Rewrite - Study Session (August 17<sup>th</sup>)



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