



PLANNING COMMISSION

Planning & Development Services Department • 201 N. Stone Ave. • Tucson, AZ 85701

Date: March 1, 2017

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To: Planning Commission

From: Manjeet Ranu, AICP
Executive Secretary, Planning and Development Services

Subject: C8-16-10 Permitted Uses in Industrial Zones Unified
Development Code Text Amendment (City Wide)

Issue – This is a public hearing for the Planning Commission to consider a proposed amendment to the permitted uses in the industrial zones. Currently there are several commercial and retail uses allowed in the I-1 zone that are not allowed in the less restrictive I-2 zone. In the past, commercial development in the I-2 zone may not have been appropriate due to the intensity of the industrial development in that zone. However, with cleaner industry, changing development patterns, and the increase in mixed-use development, a code amendment that allows the flexibility to co-locate industrial uses with complimentary, supportive, and compatible commercial and retail uses could be beneficial to industrial uses. The proposed text amendment is to help modernize industrial zone regulations of the Unified Development Code and to increase its predictability and flexibility for the development and redevelopment of commercial and retail uses in industrially zoned parcels.

Recommendation – Staff recommends that the Planning Commission recommend approval of the proposed amendments to the Unified Development Code (UDC), regarding permitted uses in industrial zones, to Mayor and Council.

Background – In fall 2016, an applicant attempting to develop a mixed-use commercial and industrial development on a parcel with combined commercial and industrial zoning, met with the Planning and Development Services Department to request a modification of UDC Section 4.8.7 to address the development community's increased desire to co-locate industrial uses with commercial uses within the industrial zones.

The UDC currently contains three Industrial Zones, Park Industrial (PI), Light Industrial (I-1), and Heavy Industrial (I-2), with Park Industrial being the most restrictive and Heavy Industrial being the least restrictive. Attachment D includes the purpose of each zone and typical allowed uses within each of them.

After review of the code and analysis of the permitted uses (see Attachment B and Attachment C for industrial use analysis) in the industrial zones, Staff concluded this is a remnant from the older City zoning code that attempted to mitigate the impact of more intense industrial uses from less intense uses. In the review, it was determined that, in addition to technological trends that allow for cleaner industrial uses, those especially intense industrial uses are already mitigated through the Zoning Examiner Special Exception

process. With cleaner industry, adequate mitigation measures, changing development patterns, and the increase in mixed-use development, staff determined a code amendment that allows the flexibility to co-locate industrial uses with compatible, complimentary and supportive commercial and retail uses would be beneficial to industrial uses. The proposed redlined changes are listed in Attachment A.

On December 20, 2016, Mayor and Council directed staff to proceed with the Unified Development Code (UDC) text amendment process to modify the industrial permitted uses to allow certain commercial and retail uses within the industrial zones.

On January 25, 2017, staff presented the Permitted Uses in Industrial Zones UDC Text Amendment to Planning Commission at a study session. At that meeting, the Planning Commission requested further clarification of what uses are being changed and then set a public hearing date for the Permitted Uses in Industrial Zones UDC Text Amendment for March 1, 2017.

As requested by the Planning Commission, Attachment E includes the pertinent existing UDC definitions of the uses to which the proposed text amendment affects.

Present Considerations – Pursuant to the Mayor and Council’s direction, staff prepared the following draft amendment:

1. Amendment to text regarding permitted uses within the industrial zones:

Goal: To amend the standards to help modernize industrial zone regulations of the Unified Development Code (UDC) and to increase its predictability and flexibility for the development and redevelopment of commercial and retail uses in industrially zoned parcels.

Proposal: Currently, in the UDC, I-2 industrial zone excludes what are compatible commercial and retail uses. Several of the commercial and retail uses currently allowed in the I-1 zone that are not allowed in the less restrictive I-2 zone. In the past, commercial development in the I-2 zone may not have been appropriate, due to the intensity of the industrial development in that zone. However, with cleaner industry, adequate mitigation measures, changing development patterns, and the increase in mixed-use development, a code amendment that allows the flexibility to co-locate industrial uses with compatible, complimentary and supportive commercial and retail uses would be beneficial to the community.

This UDC text amendment (see Attachment A) would amend the standards as outlined in UDC Section 4.8.7, to allow specific permitted uses (see Attachment D for definitions of uses) in the industrial zones, when appropriate. Staff has analyzed existing conditions maps, including uses, overlays, and zones, to better understand the potential impact of this text amendment and is generally in support of the proposed

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changes to permitted commercial and retail uses in the industrial zones. Please see Attachment B and C for analysis.

Attachments:

- A - Industrial Use Table - Redlined Changes
- B - Industrial Use Table - Analysis
- C - City Industrial Zoning Maps
- D - UDC Industrial Zone definitions
- E - Pertinent UDC definitions
- F - Air Force (D-M) comment letter