



# PLANNING COMMISSION

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

**Date:** May 16, 2018

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**To:** Planning Commission

**From:** Scott Clark  
Executive Secretary, Planning and Development Services

*Lyne Butkine  
for*

**Subject:** C8-18-03 Airport Authority Unified Development Code Text Amendment (City Wide)

**Issue** – This is a public hearing to allow the Planning Commission to deliberate a proposed amendment that would enable translation of Pima County Zoning for airport uses into the City of Tucson’s Unified Development Code (UDC) during the Original City Zoning process.

**Recommendation** – Staff recommends that the Planning Commission recommend approval of the proposed amendments to the Unified Development Code (UDC), regarding the Airport Authority and the translation of zoning during the Original City Zoning process, to Mayor and Council.

**Background** – Typically, when properties are annexed into the City, the translation of zoning from Pima County to the City of Tucson allows for seamless transition of land uses. However, analysis performed by the Planning and Development Services Department suggest that a majority of the uses identified by the Tucson Airport Authority (TAA) are currently authorized in the UDC, but because we have not previously had airport property within the City limits some of those uses are not clearly addressed. An amendment to the Unified Development Code (UDC) is necessary to ensure the continuity of operations for the Tucson International Airport when the zoning is translated from Pima County to the City of Tucson during the annexation and Original City Zoning processes.

In January 2018, representatives of Tucson Airport Authority (TAA), Planning and Development Services, and Economic Initiatives, met to discuss the omission of some airport uses within the UDC. Currently, the City of Tucson has annexed a few smaller parcels adjacent to the periphery of the Tucson International Airport. With the likelihood of additional annexation of this area, it is necessary to ensure the appropriate translation of zones occurs, once the additional TAA property is annexed from Pima County into the City of Tucson.

On April 11, 2018, the Planning Commission held a study session to review the proposed Airport Authority UDC Text Amendment. At that time the Planning Commission voted 10-0 (Commissioner Jaramillo absent) to set the item for a public hearing on May 16, 2018.

Additionally, since the April 11, 2018, staff has received feedback from TAA regarding the text amendment, and they have suggested adding the Airport Authority land use group to the C-1 and C-2 zones. The email requesting this change is provided as Attachment A.

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

**UDC Text Amendment – Airport Authority Use Modification:** Currently, in the UDC, a majority of the uses identified by the TAA for their existing and future operations are currently authorized in the UDC, but because we have not previously had airport property within the City limits, some of those uses are not clearly addressed. This proposed UDC text amendment would enable translation of Pima County Zoning for airport uses into the City of Tucson’s Unified Development Code (UDC) during the Original City Zoning process. Staff has worked with stakeholders, analyzed existing conditions maps, including existing Pima County regulations and future allowed uses and zones, to determine the needs of this land use and have drafted the proposed amendment to address this issue (see Attachment B).

**Plan Tucson Consideration(s)** – This item is related to the Elements of (1) Governance & Participation, (2) Jobs & Workforce Development, (3) Business Climate, (4) Regional & Global Positioning and (5) Land Use, Transportation, & Urban Design. Specifically, this item is supported by the following policies:

*G – 8 Support a representative and balanced multi-jurisdictional, regional approach to short-term and long-term planning*

*JW – 2 Recruit, retain, and expand businesses and industries with Tucson’s key economic sectors, including but not limited to aerospace and defense, bio-sciences, renewable energy astronomy, and optics to increase high-quality, high-paying job opportunities.*

*BC – 1 Recognize that government plays an instrumental role in creating a business supportive climate through investment in public infrastructure and services, through its regulations and policies, and in building public-private partnerships.*

*RG – 4 Support existing and potential commercial, industrial, and other land use activity in and around Davis-Monthan Air Force Base (DMAFB) and Tucson International Airport (TIA) that: is compatible with military and aviation operations; contributes to the long-term viability of DMAFB and TIA; is enhanced by proximity to air service; produces a public benefit in regard to employment and revenues generated; and does not diminish existing neighborhood viability or negatively impact the health, safety, and welfare of existing residents, their homes, and their neighborhoods.*

*RG – 5 Encourage the development of research, high tech, and other operations and facilities at Davis-Monthan Air Force Base and Tucson International Airport that*

*contribute to the expansion of Tucson's economic base while preserving the health, safety, and welfare of residents, their homes, and their neighborhoods.*

*LT – 28.1.11 Support the retention and expansion of existing business.*

**Attachments:**

- A – Email from Tucson Airport Authority dated 4.11.18
- B – Airport Authority UDC Text Amendment
- C – TAA Master Plan Map