

Item #3 C8-18-03

Airport Authority UDC Text Amendment

Proposal to amend the Unified Development Code (UDC) that would enable translation of Pima County Zoning for airport uses into the City of Tucson's Zoning during the Original City Zoning process.

Planning Commission

Public Hearing

May 16, 2018

05/16/2018

1

Planning and Development Services
Thank you for Investing in Tucson



Background

The current Unified Development Code (UDC) is a code that has been developed over the past 50+ years

The UDC does not clearly address an Airport Authority like Tucson International Airport because we have not previously had airport property within the City limits.

Staff met with TAA in January 2018 to discuss potential future annexations and how to properly translate their zoning when that happens.

05/16/2018

2

Planning and Development Services
Thank you for Investing in Tucson



Analysis of uses

- In January, Tucson Airport Authority provided staff a list of uses currently allowed by Pima County to which they need for continued operation.
- Staff concluded the following is necessary for proper translation:
 - Majority of uses identified by TAA are currently authorized by UDC
 - Due to not previously having an airport in the City Limits, some uses are not clearly addressed.

Proposed changes to UDC

- Create an “Airport Authority” land use class which is permitted in the MU, C-1, C-2, P-I, I-1, and I-2 zones.

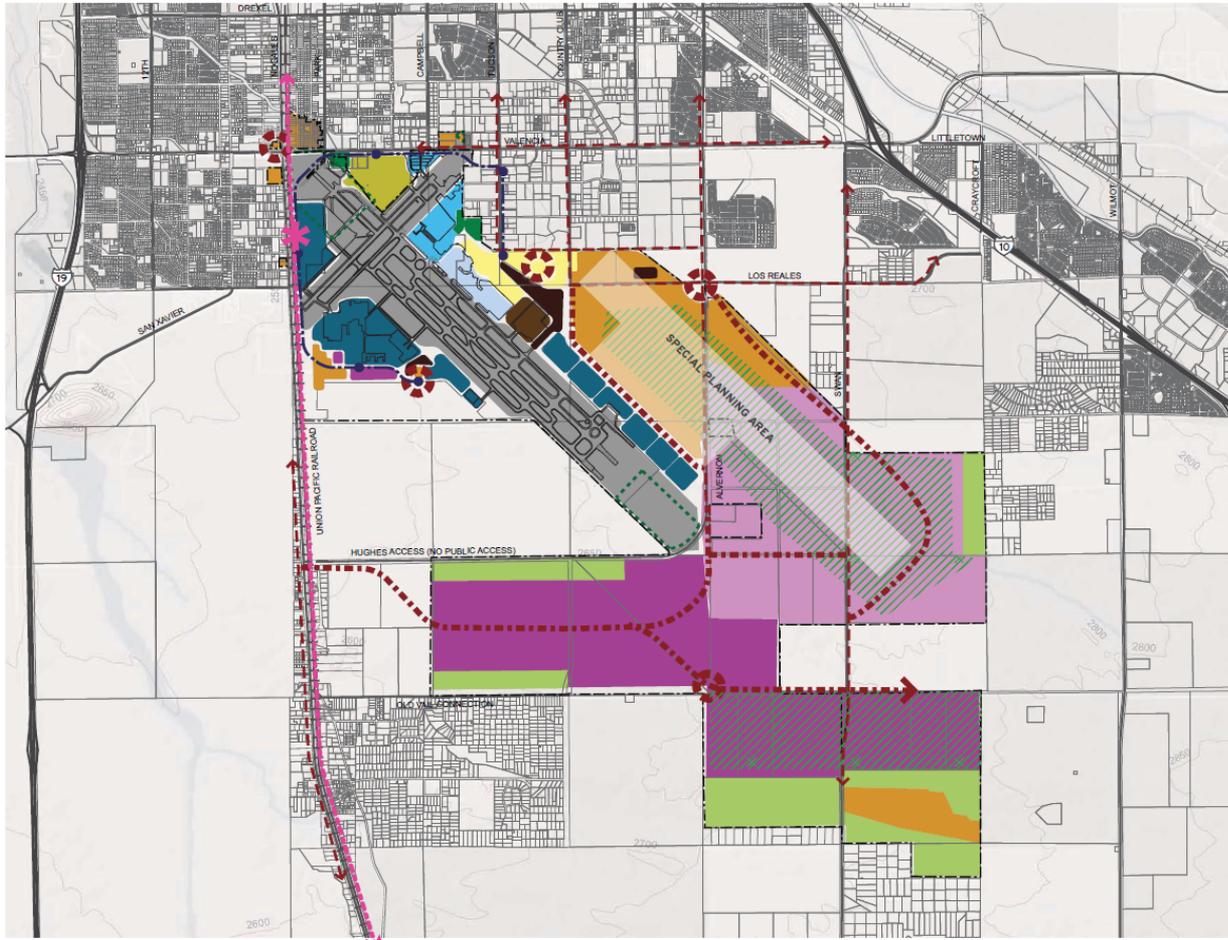
Land Use	P-I	I-1	I-2	Use Specific Standards
Commercial Services Land Use Group With Land Use Class/Type:				
...				
Transportation Service:				
...				
<u>Airport Authority</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P-I, I-1, I-2 ; 4.9.13.Q.5.</u>



Proposed changes to UDC

- Create use specific standards, similar to those currently allowed in the County, that define the type of uses that are allowed.
- Create a new definition of Airport Authority that clearly defines who this applies to (statutorily created airport authority), creates a minimum size limit (2000 acres), and defines the boundary (in an AEZ or planning area of a master plan adopted by the Airport Authority's board of directors).

TIA Master Plan



- LEGEND**
- EXISTING ROAD NETWORK
 - PROGRAMMED ROAD (APPROXIMATE)
 - +++ EXISTING UNION PACIFIC RAILROAD
 - FUTURE LOCAL TRANSIT CIRCULATOR (APPROXIMATE)
 - FUTURE HIGH SPEED RAIL (HSR)
 - LOCAL TRANSIT STATION
 - ★ HIGH SPEED RAIL STATION
 - COMMERCIAL NODE
 - AIRPORT PROPERTY BOUNDARY
 - EXTENDED CLEAR ZONE POLICY AREA
 - AIRFIELD
 - EMPLOYMENT (OFFICE / INDUSTRIAL)
 - INDUSTRIAL / LOGISTICS
 - LARGE SCALE INDUSTRIAL
 - NATURAL CORRIDOR / MITIGATION
 - GENERAL AVIATION
 - MIXED USE AVIATION
 - AIRPORT LANDSIDE
 - CARGO
 - TERMINAL
 - AIR NATIONAL GUARD
 - AIRPORT SUPPORT
 - AVIATION INDUSTRIAL
 - LARGE SCALE SOLAR



Master Plan Update
HNTB TUCSON INTERNATIONAL AIRPORT

DRAWING SCALE: 1" = 4,000'
 DATE: February, 2013

FUTURE DEVELOPMENT PLAN

FIGURE 7-8

05/16/2018

6



Planning and Development Services
Thank you for Investing in Tucson



Recommendation

- **Staff recommends that the Planning Commission recommend approval of the proposed amendments to the Unified Development Code (UDC), regarding airport uses and the establishment of an Airport Authority land use class.**

