

Item #4 C8-19-02
Optional Concurrent Plan Amendment /
Rezoning Processes
UDC Text Amendment

*Review of the proposed UDC text amendment to allow
for the Plan Amendment Process and the
Rezoning Process to run concurrently*

Planning Commission
Study Session
July 10, 2019

Background of Amendment



- **Early 2016** – Mayor & Council (M&C) direct staff to create a concurrent plan amendment and rezoning process
- **May – August, 2016** – Staff reviewed proposal for concurrent plan amendment and rezoning process with Planning Commission – effort was ended due to opposition and limited impact of changes
- **July 10, 2018** – M&C direct staff to reexamine options to streamline current zoning process so that rezoning and plan amendments run together
- **April 23, 2019** – M&C direct staff to review options for an optional concurrent plan amendment / rezoning. Staff provided two options at the time

M&C Direction



- Reviewed at Mayor and Council Study Session on April 23, 2019
- Direction included:
 - Preference for Option 1 (existing review bodies) over Option 2 (Planning Commission review both)
 - Public Meetings would have separate time for discussion for the Plan Amendment and the Rezoning
 - Streamline without reducing opportunity for public input
 - 3-year expiration for PA and RZ

Proposal



Goal: To provide an option allowing for the plan amendment process and the rezoning process to run concurrently in order to streamline without reducing the opportunity for public input.

Proposal: Allow for Rezoning and Plan Amendments to be reviewed by current bodies, but with the option to be run concurrently. If concurrent review is used, the neighborhood association may request an informational meeting.

Process Prior to Rezoning / Plan Amendment

- Applicant brings proposal into PDSD for a zoning review
- If the use isn't allowed by Zoning, they are told they need a Rezoning
- Applicant schedules a pre-submittal meeting to review proposal for initial code compliance and land use plan compliance
- If proposal is not in compliance with land use plans, the applicant is told they need a Plan Amendment prior to starting their Rezoning

Existing PA / RZ Process



- Step One – Plan Amendment Process
 - Approximate Length: 6-9 Months
 - # of Public Meetings: 4
 - Primary Review Body: Planning Commission & Mayor and Council



Existing PA / RZ Process (cont.)



- Step Two – Rezoning Process
 - Approximate Length: 6-9 Months
 - # of Public Meetings: 3
 - Primary Review Body: Zoning Examiner & Mayor and Council



Stats on PA / RZ



- Plan Amendments (since 2010)
 - Total Number of Plan Amendments: 11
 - 10 of these Plan Amendments went on to Zoning Examiner for Rezoning
 - 4 of these Plan Amendments were for PAD zoning designation

- Rezoning (since 2010)
 - Total Rezoning Cases: 136
 - Zoning Examiner Meetings: 18 yearly average
 - Agenda items: 37 yearly average
 - Zoning Examiner Meetings per month typically 1 to 2 but sometimes 3 to 4
 - Agenda items scheduled have been as many as 7 items

What is Done Elsewhere?



Sequential
RZ / PA

TUCSON, AZ – **Sequential** Plan Amendment and Rezoning Application procedure.

PIMA COUNTY, AZ – Concurrent Plan Amendment and Rezoning allowed if “at least seventy percent of the perimeter of subject property, as measured in linear feet, abuts properties with a zoning district or comprehensive plan designation that is equal to or greater than that requested for the concurrent plan amendment / rezoning.”

SAHUARITA, AZ – Plan Amendment must be approved by Town Council prior to scheduling Rezoning public hearing.

Concurrent
RZ / PA

ORO VALLEY, AZ – Optional Concurrent Plan Amendment and Rezoning Application procedure.

Public Outreach Conducted



- **June 10, 2019** – 1st Stakeholder Meeting
- **June 19, 2019** – 1st Public Meeting Held - Sentinel Building at Housing and Community Development
- **June 26, 2019** – 2nd Public Meeting Held – Pima County Public Works Building
- **June 26, 2019** – 3rd Public Meeting Held – Murphy Wilmot Library
- **July 1, 2019** – 2nd Stakeholder Meeting

Themes from Public Outreach



- Preference for current duties to remain – the two bodies have different skillsets
- Opportunity for both streamlining the process and improving the end product
- May want to stagger Mayor and Council meetings on the Plan Amendment and Rezoning
- Range of opinion on number of neighborhood meetings, but nearly everyone agreed more education of the public is important
- Change rules of Planning Commission – majority of those present for recommendation

Items of General Consensus



1. Utilization of existing review bodies

- Current duties of Planning Commission and Zoning Examiner will remain
- Plan Amendment and Rezoning will be allowed to run at the same time

2. Requirement of separate reports and votes

- Approval of Rezoning dependent on Plan Amendment approval

3. More information and neighborhood support earlier

Remaining Items



1. Addition of time restriction on Plan Amendment (already exists for Rezoning)
2. Staggering M&C review of Plan Amendment and Rezoning
3. Neighborhood approval to utilize option
4. Changes to rules of Planning Commission – majority of those present for recommendation

Proposed Concurrent PA / RZ Process

Amend the Unified Development Code (UDC) to allow for the following:

- 1. Option for a Plan Amendment and Rezoning to run through existing review bodies at the same time**
- 2. Combining Neighborhood Meetings**
- 3. Optional staff informational meeting prior to required Neighborhood Meeting – go over process and discuss rezonings and plan amendments – at request of Neighborhood Association**
- 4. Longer Neighborhood Meeting notice period (30 to 45 days)**
- 5. Additional information on Neighborhood Meeting notice**

Recommendation



- **Staff recommends the Planning Commission approve a motion to:**

“Set the Optional Concurrent Plan Amendment and Rezoning Processes amendment to the UDC, for a public hearing on August 21, 2019.”