

**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**  
2<sup>nd</sup> Study Session (continued)  
September 25, 2019

# Study Session Objectives



- **Staff to provide information to the Planning Commission and answer any questions related to the proposed UDC text amendment**
- **Commission to discuss proposed text amendment**
- **Commission to provide requests of staff for any additional information or changes to be made prior to the Public Hearing**

# Background of Amendment



- **Early 2016** – Mayor & Council (M&C) direct staff to create a concurrent plan amendment and rezoning process
- **May – August, 2016** – Staff & Planning Commission review – 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 and plan amendment process
- **April 23, 2019** – M&C direct staff to review options for an optional concurrent PA/RZ
- **July 10, 2019** – Planning Commission study session to review concurrent PA/RZ – Continue item to provide for more information

# 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 Presented on July 10th

**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.

# PC Feedback from July 10th

1. Second option where both plan amendment and rezoning cases are reviewed by the Planning Commission
2. Further detail on the potential timeline and how processes work
3. Staff response to questions in the Tucson Residents for Responsive Government (TRRG) letters
4. Pros and cons of the proposal

# 1 & 2 - 2<sup>nd</sup> option and additional info

## 1. Current Process

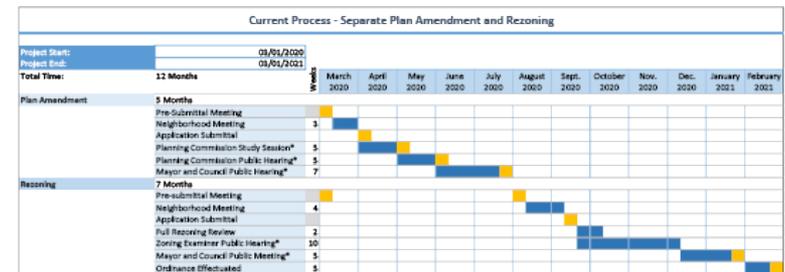
- Minimum of 12 months – must complete PA before RZ

## 2. Option 1 – concurrent but existing roles

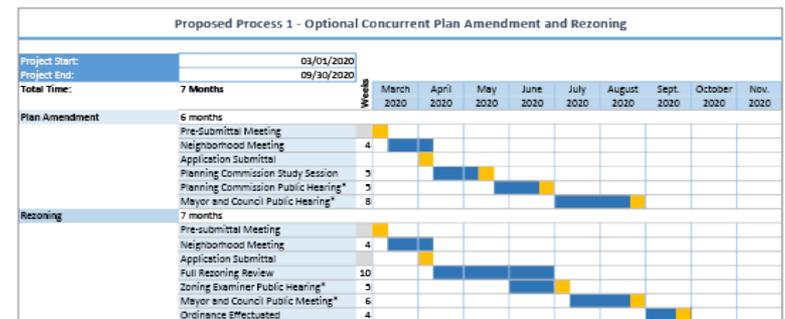
- Minimum of 7 months

## 3. Option 2 – concurrent and run entirely by PC

- Minimum of 6 months



\* Best case scenario - Planning Commission, Zoning Examiner or Mayor & Council Meetings may be continued thus extending the time to be completed



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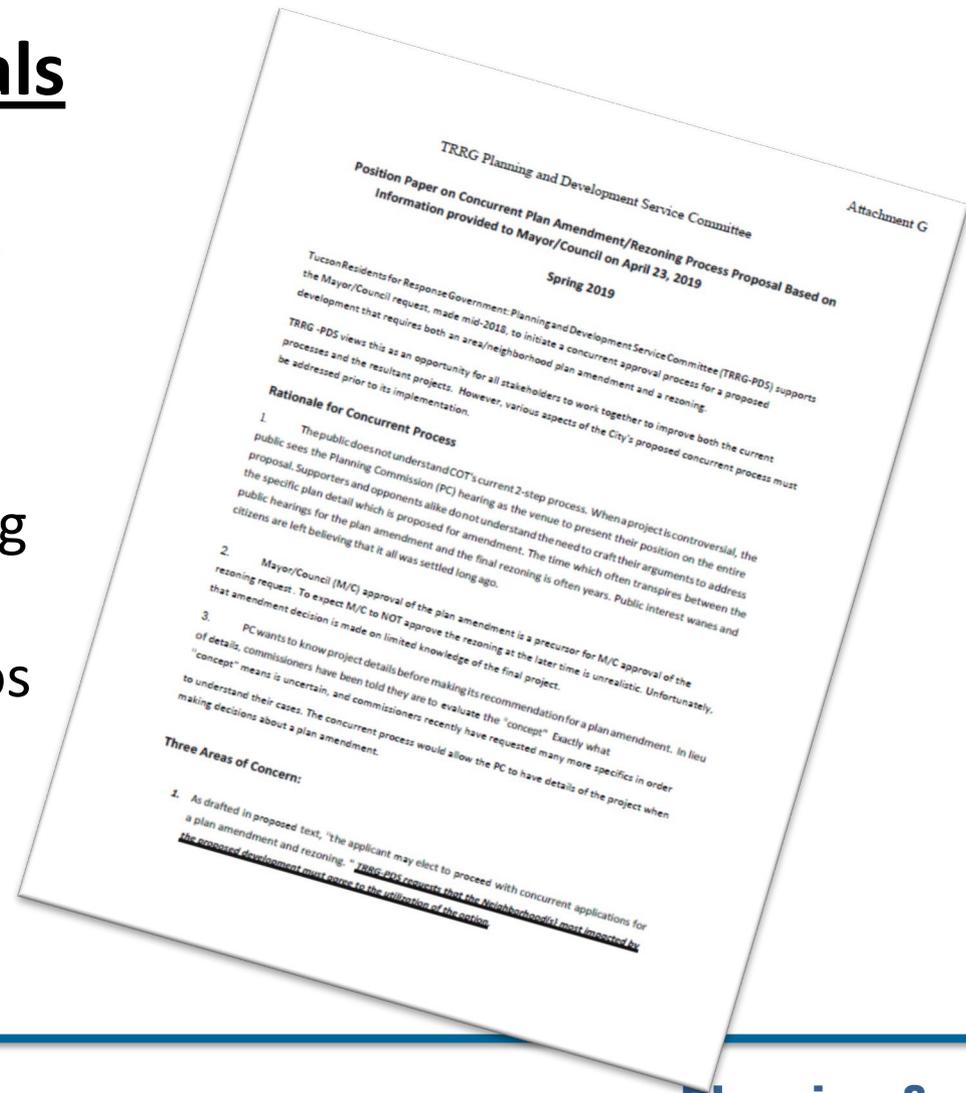


\* Best case scenario - Planning Commission or Mayor & Council Meetings may be continued thus extending the time to be completed

# 3 - Response to TRRG Letters

## Attachment H in materials

- Responses to three letters submitted prior to the Planning Commission
  - Letter from TRRG – Spring 2019
  - Letter from Bonnie Poulos – June 2019
  - Letter from TRRG – Summer 2019



# 4 - Pros and Cons of Proposal

## Pros

- More detail for interested parties early on in process
- Expedited process for developer while still providing opportunity for public input
- More robust conversations may happen during plan amendment process

## Cons

- Running two processes at the same time but separately may be confusing
- Limited applicability – 1 to 4 Plan Amendments per year
- Change to the planning process

# 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 (Attachment I in materials)**

# 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 November 13, 2019.”***