

# Timelines and Scenarios for City of Tucson Rezoning Time Extensions

Staff has reviewed the Pima County text, per Planning Commission recommendation, however, was not able to revise the language “last public hearing” to “date of authorization” due to the difference between how rezonings and time extensions are handled in Pima County and in the City of Tucson. In the City code, unlike Pima County, we have different time lines for normal rezoning cases (5 years) and for ones with zoning violations (recommended 1 year, but varies). This creates the requirement of either a public hearing or public meeting, which is absent in the County. Additionally, we sometimes require public hearings related to other items (e.g. a major change of conditions) that may occur prior to the 5 years from initial authorization. The way the code is currently written, this would push the requirement for a Public Hearing (but not a time extension) beyond that 5 years from authorization date. Finally, the Public Hearing for the City is handled by the Zoning Examiner and not Mayor and Council, unless requested by a party of record. This is why the city uses Public Hearing as the clarifying date and not when it was authorized. Staff believes changing the language from “last public hearing to “authorization date” would impact the time extension policy as a whole more than just a clarification.

