



PLANNING COMMISSION

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

Date: September 21, 2016

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To: Planning Commission

From: Nicole Ewing Gavin
Director, Planning and Development Services

Subject: C8-16-07 Use Height Restrictions in the C-3 Zone Text
Amendment to the Unified Development Code (City Wide)

Issue – This is a public hearing to allow the Planning Commission to deliberate on the proposed amendment to exceptions to dimensional standards of specific uses within the C-3 zone, as initiated by Mayor and Council on August 9, 2016. The proposed Unified Development Code (UDC) text amendment is to update the code to be consistent with similar zones that have been introduced more recently (e.g. OCR-1 and OCR-2) and address a restriction is no longer deemed necessary to protect the health and safety of the city residents.

Recommendation – Staff recommends that the Planning Commission recommend approval of the proposed amendments to the Unified Development Code (UDC), Use Height Restrictions in the C-3 Zone, to Mayor and Council.

Background – In June of 2016, while reviewing a proposal for a new development within the C-3 zone, staff observed an inconsistency among exceptions to the dimensional standards between the C-3 zone and the OCR-1 and OCR-2 zones in relation to height restrictions of specific uses. While commercial zones that have been introduced more recently, such as OCR-1 and OCR-2, have minimal height restrictions for uses, the older C-3 zone has a long list of restricted uses (see Attachment A) greater than 50 feet.

On August 9, 2016, Mayor and Council directed staff to proceed with the Unified Development Code (UDC) text amendment process addressing the height restrictions for specific uses in the C-3.

On August 17, 2016, staff presented the Use Height Restrictions in the C-3 Zone Text Amendment to Planning Commission at a study session. At that time, Planning Commission asked Staff at that meeting to research potential safety issues of removing these restrictions and report back. Additionally, Planning Commission set a public hearing date for the Use Height Restrictions in the C-3 Zone Text Amendment for September 21, 2016.

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

1. Amendment to text regarding exception to dimensional standards within the C-3 zone:

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Goal: Match height restrictions of uses within the C-3 zone with those of similar newer commercial zones such as OCR-1 and OCR-2.

Proposal: Currently, UDC exceptions to dimensional standards within the C-3 zone restrict the height of several specific uses to 50 feet (see Attachment A). This UDC text amendment would amend the exceptions to dimensional standards within the C-3 zone as outlined in UDC Table 6.3-4.B, to match height restrictions of uses with those of the OCR-1 and OCR-2 zones.

Attachments:

A – UDC table 6.3-4.B – Exceptions to the C-1, C-2, C-3, OCR-1, & OCR-2 Dimensional Standards

B – Letter from City of Tucson Planning and Development Services Building Official Regarding Safety and Proposed Text Amendment