



PLANNING COMMISSION

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

DATE: February 4, 2015

TO: Planning Commission

FROM: Ernie Duarte
Executive Secretary *[Handwritten Signature]*

SUBJECT: C8- 15-01 Unified Development Code and Tucson Code Text Amendment
No. 4: Corrections, Edits, & Clarifications – Study Session

Issue: This item is scheduled for a study session.

Since the October 9, 2012 adoption of the Unified Development Code (UDC), staff has continued to review the documents and has found that there are corrections and clarifications needed.

The proposed amendments are corrections of scrivener's errors, corrections to section references and permitted use designations, clarifications of vague or confusing requirements, to reflect changes adopted as part of the UDC when it was originally adopted.

None of these proposed text amendments will result in a significant change to how the requirements are implemented or enforced. A summary and a full description of the proposed corrections are provided in Attachments A.

This study session is intended as an introduction to the Planning Commission on the proposed clarifications and changes. The Land Use Code Committee and other stakeholders will be consulted for review, comment, and consideration. Meetings shall be scheduled as necessary. Staff also proposes to update the naming convention of the Land Use Committee to the Unified Development Code Committee. This update will assist in the complete transition away from the Land Use Code.

Recommendation – Staff suggests that an additional study session be held in March and that the Planning Commission schedule this item for a public hearing in April.

Attachment

A – Summary of the Proposed Text Amendments to the Unified Development Code and Tucson Code

PROPOSED TEXT AMENDMENTS TO THE UNIFIED DEVELOPMENT CODE

Background: Since the adoption of the Unified Development Code (UDC) in October 2012, staff has continued to review the document, and in so doing, has come across numerous minor corrections that are needed.

Given the scale of the LUC Simplification Project, City staff anticipated having to process “clean up” amendments. During the adoption of the UDC the Mayor and Council was informed that corrections would come forth periodically.

Below are a first list of 2015 UDC correctional text amendments. These changes reflect omissions and oversights in the transfer of LUC provisions into the UDC. The text problems were typically found while staff or customers were using the UDC to obtain zoning information.

1. Cover Page – Change the term ‘Current through’ and add the term ‘Last Revision’ next to the most date recent change.
2. The cultural use land use class was not conveyed to the UDC land use tables correctly.
3. Recreation Use Group as a whole was not conveyed to the UDC land use tables correctly.
4. Hazardous Material Storage Use was not correctly located in the UDC land use tables as an accessory use.

Accordingly, the following are the draft revisions to the Unified Development Code. Changes are shown with ~~strikethroughs~~ and underscores for ease of spotting.

#1

Summary: Clarify the “Current through” phrase with “Last Revision” on the cover page to make clear each of the three dates associated with the UDC.

Affected Section: Cover Page

Proposed Amendment:

Unified Development Code

Chapter 23B of the *Tucson Code*

Adopted – October 9, 2012

Effective – January 2, 2013

~~Current through~~Last revision – September 9, 2014

Administrative Manual

Supplement to the Unified Development Code

Adopted – October 9, 2012

Effective – January 2, 2013

~~Current through~~Last revision – June 20, 2014

Technical Standards Manual

Supplement to the Unified Development Code

Adopted – October 9, 2012

Effective – January 2, 2013

~~Current through~~Last revision – June 20, 2014

#2

Summary: Revise the UDC Use Tables to include Cultural Use in the Civic Use Group from the LUC. 1. The cultural use land use class was not conveyed to the UDC land use tables correctly.

Affected Section: Section 4.8.3 (Permitted Uses: Rural and Suburban Residential Zones), 4.8.4 (Permitted Uses: Urban Residential Zones), 4.8.5 (Permitted Uses: Office Zones), 4.8.6 (Permitted Uses: Commercial And Mixed Use Zones), 4.8.7 (Permitted Uses: Industrial Zones), 4.8.8 (Permitted Uses: Special Use Zones (1) – OS, IR, P, & RV), and 4.8.9 (Permitted Uses: Special Use Zones (2) – NC, RVC, & MU)

#3

Summary: Revise the UDC Use Tables to include Recreation Uses from the LUC in the Recreation Use Group and Commercial Use Group. Recreation Use Group as a whole was not conveyed to the UDC land use tables correctly.

Affected Section: Section 4.8.3, 4.8.4, 4.8.5, 4.8.6, 4.8.7, 4.8.8, and 4.8.9 (See #2 affected sections)

#4

Summary: Clarify Hazardous Material Storage Use in the Use Tables as a permitted accessory land use. Hazardous Material Storage Use was not correctly located in the UDC land use tables as an accessory use.

Affected Section: Section 4.8.3, 4.8.4, 4.8.5, 4.8.6, 4.8.7, 4.8.8, and 4.8.9 (See #2 affected sections)