

Reinvestment Tools

Mayor and Council Study Session

March 22, 2016

Land Use Regulation Changes

Item 3

- Balconies in Main Gate Urban Overlay

- Concurrent Plan Amendment/Rezoning

- Use of Major Streets and Routes setback zone

- Lift PAD 40-acre minimum

Item 4

- Plan Tucson Special Exception Option

Financial Incentive Change - GPLET Expansion



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Main Gate Urban Overlay

Goal: Address problems caused by balconies in student housing



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Main Gate Urban Overlay Amendment

- Main Gate District (MGD) amendment to Section C-19.L relating to balconies
- *Architectural elements such as balconies, outdoor stairs, ornaments and surface detail shall be used to enhance the architectural style of the building. For group dwellings, balconies shall not be allowed above the third story unless oriented toward an interior courtyard.*



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Allow Option of Concurrent Plan Amendment/Rezoning

*Goals: Reduce developer's time for entitlement process
and assist public by clarifying full picture of
development earlier in the process*

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Concurrent Plan Amendment / Rezoning Text Amendment

- Unified Development Code text amendment to Section 3.5.3.D.3 to allow for Rezonings and Plan Amendments to run concurrently.
- *Rezoning **cases** applications must be in conformance with adopted plan policies **prior to Mayor and Council authorization or adoption** ~~before a rezoning application may be accepted for processing.~~*



Proposed process would reduce time from 10 months to 6 months

Current Process - Separate Plan Amendment and Rezoning											
Project Start:	03/01/2016										
Project End:	12/31/2016										
		March 2016	April 2016	May 2016	June 2016	July 2016	August 2016	Sept. 2016	October 2016	Nov. 2016	Dec. 2016
Plan Amendment	4.5 months										
Pre-Submittal Meeting		■									
Neighborhood Meeting	3	■	■								
Planning Commission Study Session	5		■	■							
Planning Commission Public Hearing	5			■	■						
Mayor and Council Public Hearing*	5				■	■	■				
Rezoning	5.5 months										
Pre-submittal Meeting		■									
Revisions / Neighborhood Meeting	4					■	■				
Application Submittal							■				
Full Rezoning Review	2						■	■			
Zoning Examiner Public Hearing*	10						■	■	■		
Mayor and Council Public Meeting*	5							■	■	■	
Ordinance Effectuated	5									■	■

Proposed Process - Concurrent Plan Amendment and Rezoning							
Project Start:	03/01/2016						
Project End:	08/31/2016						
		March 2016	April 2016	May 2016	June 2016	July 2016	August 2016
Plan Amendment	4.5 months						
Pre-Submittal Meeting		■					
Neighborhood Meeting	3	■	■				
Planning Commission Study Session	5		■	■			
Planning Commission Public Hearing	5			■	■		
Mayor and Council Public Hearing*	6				■	■	■
Rezoning	5.5 months						
Pre-submittal Meeting		■					
Revisions / Neighborhood Meeting	4	■	■				
Application Submittal			■				
Full Rezoning Review	2		■	■			
Zoning Examiner Public Hearing*	10		■	■	■		
Mayor and Council Public Meeting*	5			■	■	■	
Ordinance Effectuated	5					■	■



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Use of Major Streets & Routes Setback Zone

Goals: When no road widening is planned, allow use of future right-of-way by private development in order to increase taxable land, maintain prevailing setbacks, and enhance pedestrian environment



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Major Streets and Routes Text Amendment

- Revise UDC Section 5.4.5 (Major Streets and Routes Setback Zone) to introduce an administrative approval process for MS&R encroachment modeled after existing UDC Section 7.4.5 Reduction and Exceptions
- PDS&D Director and TDOT Director must both make finding of **no adverse effects to the city**



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Major Streets and Routes – Example South Stone



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Lift 40 Acre Minimum for Planned Area Development (PAD)

Goal: Increase use of this flexible zoning tool to encourage mixed use infill projects



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PAD Text Amendment

- UDC text amendment to Section 3.5.5.E.2 to allow a project of any size that meets the existing PAD criteria (below) to use the PAD, lifting the current 40-acre minimum size requirement
 - substantial conformance with Plan Tucson and other land use plans
 - rationale for the use of a PAD zone rather than the use of other zones
 - benefits to the community and the applicant by the use of a PAD
 - suitability of the PAD to significant environmental factors if applicable
 - compatibility of the PAD with adjoining land uses
 - physical and economic suitability and feasibility of the PAD with existing infrastructure and services
- Consider revised fee schedule for smaller projects
- Mayor and Council still make final decision per rezoning process



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Creation of Plan Tucson Special Exception Option

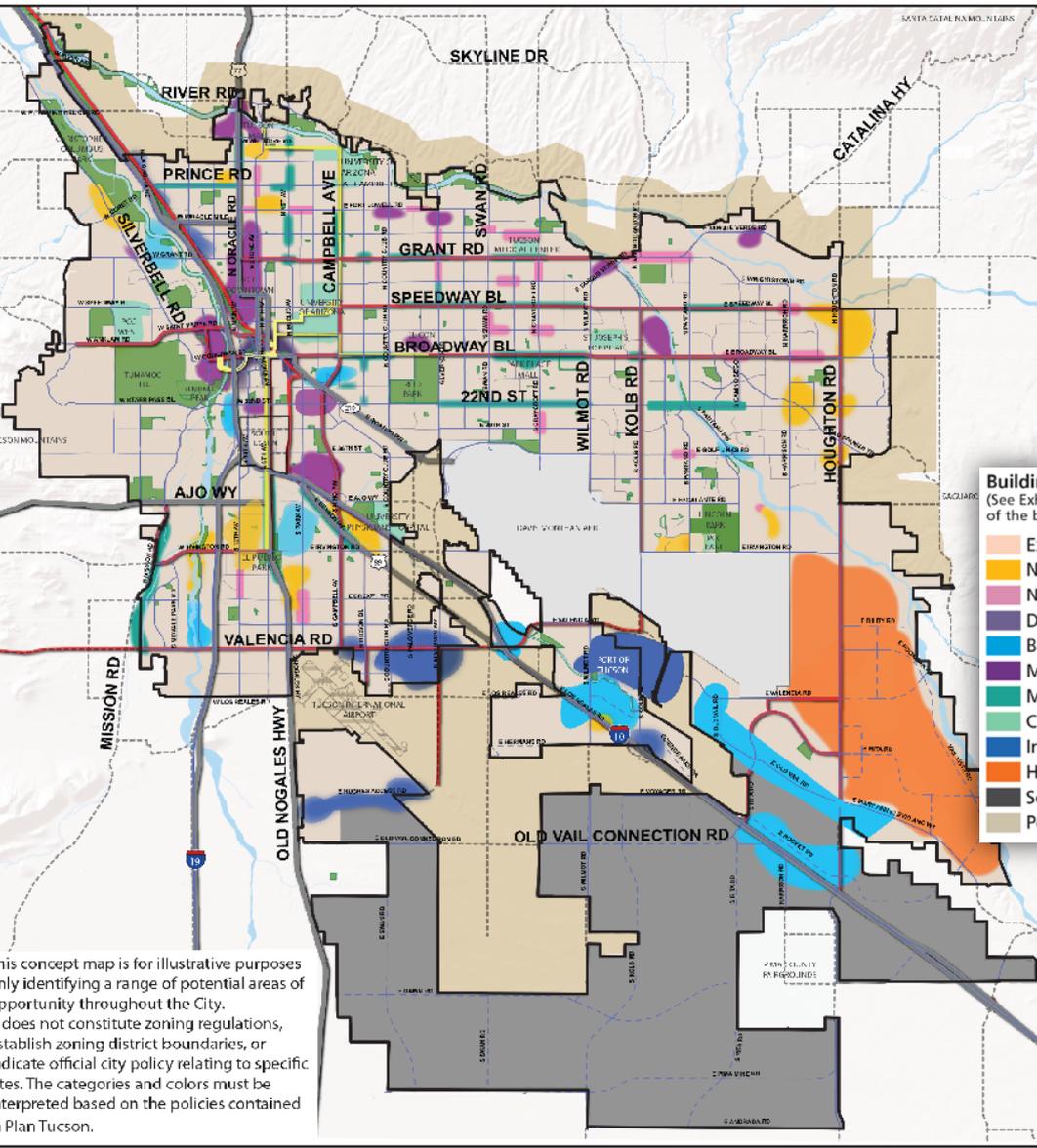
Goals: Streamline the development process in order to encourage infill, preservation, adaptive reuse, and quality new development within appropriate Plan Tucson designated growth areas

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Plan Tucson Future Growth Area Map

Target areas for Special Exception Option



Building Blocks
(See Exhibit LT-8 for general descriptions of the building blocks.)

- Existing Neighborhoods
- Neighborhoods with Greater Infill Potential
- Neighborhood Centers
- Downtown
- Business Centers
- Mixed-Use Centers
- Mixed-Use Corridors
- Campus Areas
- Industrial Areas
- Houghton Corridor Area
- Southlands
- Potential Annexation Areas

- Existing Parks/Open Space
- City of Tucson Boundary

- From Major Streets and Routes Plan**
- Future Roads
 - County Major Routes
 - Major Highways
 - Major Roads

- From 2040 Regional Transportation Plan**
- Planned Bus Routes (BRT, Express and Circulator)
 - Planned Streetcar
 - Planned Commuter/Intercity Rail

This concept map is for illustrative purposes only identifying a range of potential areas of opportunity throughout the City. It does not constitute zoning regulations, establish zoning district boundaries, or dictate official city policy relating to specific sites. The categories and colors must be interpreted based on the policies contained in Plan Tucson.

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Encouraging Adaptive Reuse

From Older, Smaller, Better Study...

Areas with older, smaller buildings, areas with a mix of newer and older buildings, and historic districts all play important roles in supporting a more livable, socially diverse, and economically resilient community.



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Plan Tucson Special Exception Text Amendments

- Allow for additional land use exceptions, when the request is supported by Plan Tucson, and the underlying Neighborhood or Area plan.

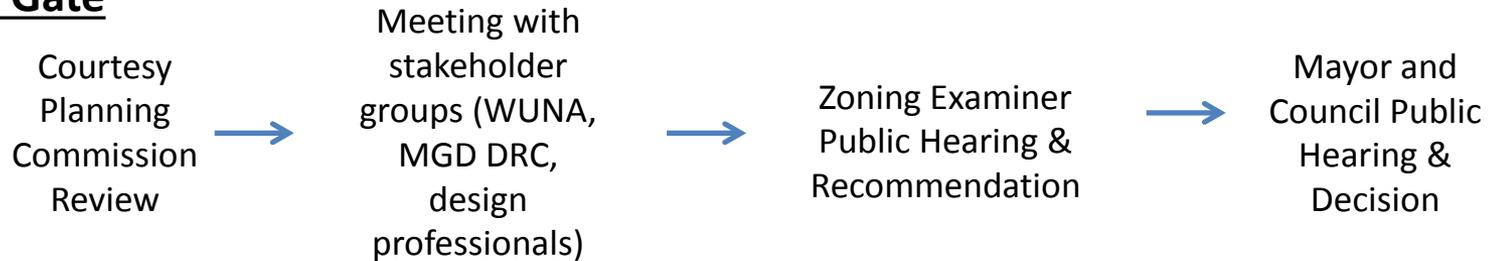
Customer Choices:

- PDSO Director's Decision Procedure
 - Adjustments to site requirements such as parking, loading areas, landscaping, setbacks, waste collection design, etc.
- Zoning Examiner Special Exception Process
 - Increase in building height or land use
- Both procedures would include notification and opportunity for comment
- If project does not comply with Plan Tucson and Neighborhood/Area Plan, would have to come to Mayor and Council for amendment

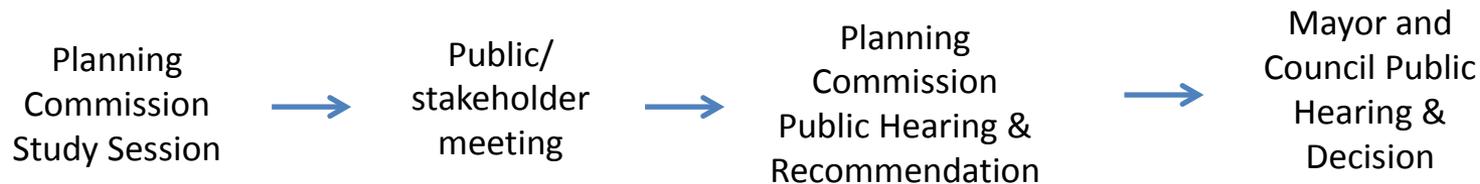


Processes for Amendments to Land Use Regulations

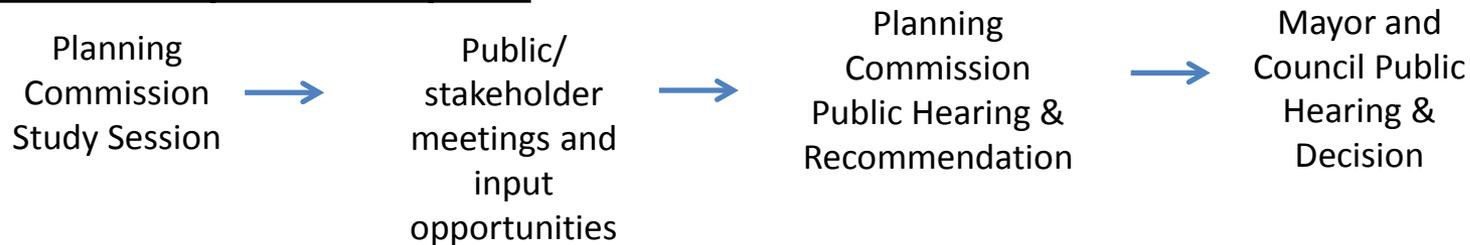
Main Gate



Concurrent Plan Amendment/Rezoning, MS&R, & PAD



Plan Tucson Special Exception



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GPLET Expansion

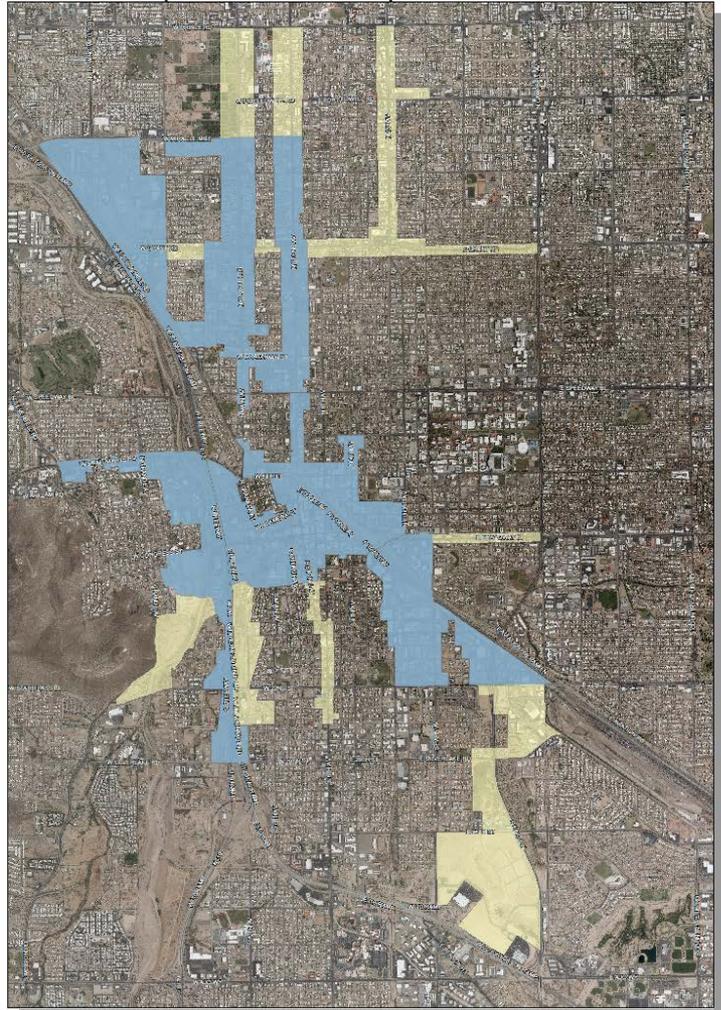
Goal: Catalyze private investment and redevelopment in areas with potential for long-term economic development.



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Proposed GPLET Expansion Area



Yellow = proposed expansion area

Boundary

- Southwestern boundary – aligns with IID
- Southeast –The Bridges
- Northern boundary – Prince Rd.
- Eastern boundary - Campbell

Expansion Considerations

- Areas with underutilized or vacant properties
- Commercial corridors with roadway improvements
- Development community stakeholders
- ARS 36-1471 requirements (under 5% of total area and compact)

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Process for GPLET Expansion

1. Draft report outlining the growth conditions and impediments to growth within the expanded Redevelopment Area
2. Public outreach and Mayor and Council Public Hearing
3. Approval by the Mayor and Council of modified boundaries to the Redevelopment Area and Central Business District



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