



MEMORANDUM

DATE: June 25, 2008
Albert Elias
FROM: Albert Elias, AICP
Director of Urban Planning
and Design

TO: The Honorable Mayor
and Council Members

SUBJECT: Land Use Code Simplification and Reorganization Project

In the last several years there has been a consistent concern expressed by both Mayor and Council and community interest groups on the need to make the Land Use Code and its associated documents easier to understand and use.

In response to this concern, staff hired Clarion Associates, a nationally renowned zoning code consulting company, to perform a diagnostic report on the Land Use Code and requested that they prepare a preliminary outline of what a more user-friendly, simpler zoning code format and associated development codes might be.

Clarion has prepared the report and outline. One of the comments they make is that the Tucson development codes are among the longest and most complicated development review documents they have come across in their consulting work in both the United States and Canada. They recommend that Tucson develop what they call a unified development code that condenses, simplifies and expresses the regulations with modern graphics.

Staff has reviewed the report and outline and generally agrees with the issues raised and recommendation made by Clarion. Staff is prepared to take the next step and prepare a scope of work based on the Clarion report and outline and select a consultant.

On June 24, 2008, staff presented this material to the Environment, Planning and Resource Management (EPRM) Subcommittee. Staff also stated that a draft scope of work for this simplification and reorganization project will be presented to Mayor and Council by September 2008 for your review and to provide further direction.

We expect this project will take approximately 18 to 24 months to complete including Mayor and Council action. To ensure there is effective community engagement, this project will include regular updates to the EPRM Subcommittee, an advertised public hearing and recommendation from the Planning Commission, and ongoing distribution of information to the public via our web site.

Attached is a brief power point presentation to the EPRM Subcommittee outlining the key issues and recommendations. In addition, attached are the two Clarion documents that go into more detail about their analysis and recommendations. If you have any questions, feel free to contact me at 791-4505.

c: Mike Hein, City Manager
Karen Masbruch, Assistant City Manager
Mike Rankin, City Attorney

Attachments: Power Point Presentation
Clarion Documents (Outline of Proposed Reorganized and Diagnosis)