



PLANNING COMMISSION

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

DATE: March 3, 2010

TO: Planning Commission

FROM: Ernie Duarte
Executive Secretary

SUBJECT: Land Use Code (LUC) Amendment – Renewable Energy Generation

Issue – This item is for discussion by the Planning Commission on this evening’s Study Session. On February 7, 2010, Mayor and Council directed staff to prepare a Land Use Code (LUC) amendment to address Renewable Energy Generation and that staff return to the Mayor and Council in May with a progress update on the LUC amendment.

Recommendation – Staff recommends that the Planning Commission set this item for Study Session and discussion on the April 7, 2010, Planning Commission agenda. Staff will provide a detailed text amendment for the April 7, 2010, meeting incorporating Mayor and Council’s recommendations and any additional recommendations made by the Planning Commission at tonight’s meeting.

Background – The LUC currently only allows a generating system for the production of energy in the I-2 Industrial zone. The assumption is made that a typical coal or gas fired energy generating system would be considered detrimental to adjacent commercial and residential development. It does not address alternate systems (such as solar power) that could possibly be compatible with adjacent commercial and residential development. The locational restriction to the I-2 zone results in the inability to allow opportunities for redevelopment of large non-developable parcels within the City such as landfills, Brownfields and possibly certain floodplain areas.

The proposed amendment would recommend allowing Renewable Energy Generation in the Industrial Zones as an allowed use subject to compliance with certain performance criteria, in the Commercial and Office Zones with a Limited Notice Special Exception Procedure (sec 23A-40) subject to compliance with certain performance criteria, and in the Residential Zones with a Full Notice Special Exception Procedure (sec 23A-50) subject to compliance with certain performance criteria. Specific Zoning categories such as Institutional Reserve (IR) and Open Space (OS) could be excepted.