



PLANNING COMMISSION

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

DATE: April 3, 2013

TO: Planning Commission

FROM: Ernie Duarte
Executive Secretary 

SUBJECT: *Final Draft* of Plan Tucson – City of Tucson’s General & Sustainability Plan

Issue – This item is scheduled for a public hearing.

This is the Planning Commission’s third public hearing to hear testimony on the *Final Draft* of Plan Tucson, the City’s proposed new General Plan. At the two previous public hearings (on February 13 and 27, 2013), the Planning Commission heard testimony on the Draft of Plan Tucson released November 28, 2012. The *Final Draft* Plan, which is now available for review, reflects staff recommendations for revisions approved by the Planning Commission at the February 27, 2013, meeting. The recommendations for revisions were based largely on more than 800 comments provided by approximately 100 commenters representing agencies, nongovernmental organizations, and the general public.

A hard copy of the *Final Draft* of Plan Tucson is being forwarded to you under separate cover. The *Final Draft* may also be viewed on line at www.tucsonaz.gov/plantucson.

Given that there are several substantive additions to the Plan, along with fairly extensive revisions to the narrative text and a few revisions to the policies, beyond those provided in Appendix B to the Planning Commission Memo of February 27, 2013, staff is recommending that the public review period for the *Final Draft* of Plan Tucson be extended to ensure that both the agencies required by law to receive the Plan for review, as well as the general public, have sufficient time to go through the *Final Draft* Plan. Additionally, staff recommends that the Planning Commission hold two additional public hearings on the Plan at two different locations. This proposed adjustment to the Planning Commission schedule for its review and letter of recommendation to Mayor and Council is presented under “Modified Schedule Details” later in this memo.

Background

Staff’s February 13, 2013, memo to Planning Commission included a description of the types of public comments received on the Draft Plan, and the February 27, 2013, memo to the Planning Commission included staff recommendations on proposed revisions to be made to the Draft Plan. The *Final Draft* Plan, which is the subject of this memo reflects those revisions. Attachment 1 summarizes the types of revisions made to each chapter of the Draft Plan, resulting in the *Final Draft* Plan.

Next Steps & Schedule Adjustments

Below is the proposed expanded schedule to allow the Planning Commission, review agencies, and the general public additional time to review the *Final Draft* Plan.

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|----------------|--|
| March 20, 2013 | <i>Final Draft</i> of Plan Tucson is released for public review |
| April 3, 2013 | Planning Commission to hear staff summary of changes to the Draft Plan, to hear from the consultant to the City for the development of the Plan Tucson Opportunity Areas Map, and to hold a Public Hearing to hear initial testimony on the <i>Final Draft</i> Plan. |
| May 17, 2013 | Memo to Planning Commission in preparation for the first of two new Planning Commission Public Hearings on the <i>Final Draft</i> Plan |
| May 22, 2013 | First of the two new Planning Commission Public Hearings on <i>Final Draft</i> Plan |
| May 24, 2013 | <i>Memo to Planning</i> Commission in preparation for the second of the two new Planning Commission Public Hearings on the <i>Final Draft</i> Plan |
| May 29, 2013 | Second of the two new Planning Commission Public Hearings on the <i>Final Draft</i> Plan |
| May 30, 2013 | Planning Commission Letter of Recommendation to Mayor and Council regarding the <i>Final Draft</i> Plan |
| June 4, 2013 | Mayor and Council Study Session |
| June 11, 2013 | Mayor and Council Public Hearing and Adoption Resolution |
| July 9, 2013 | Mayor and Council Meeting to Adopt Ordinance calling the election with final ballot language for Plan Tucson |

Recommendation – Staff recommends

- that the Planning Commission close the April 3, 2013, Public Hearing at its conclusion
- that the Planning Commission instruct staff to prepare for two additional Planning Commission hearings at two different locations
- that the Planning Commission provide specific comments on the goals and policies as provided in the *Final Draft* of Plan Tucson

**Planning Commission Memo regarding Final Draft of Plan Tucson
April 3, 2013**

CHAPTER / SECTION	Key Substantial Changes in Narrative <i>(Changes were made in all chapters based on comments rec'd. Below highlights key substantive changes.)</i>	New Exhibits & New Photos/ Images	Revised / New Goals or Policies <i>(Largely based on App. B of Feb. 27, 2013, PC Memo on Plan)</i>	Copy Editing
The Natural Environment				
Energy & Climate Readiness	--	✓ 1 new image	✓ 5 revised policies	✓
Water	--	--	✓ 6 revised policies ✓ 3 new policies	✓
Green Infrastructure	--	--	✓ 5 revised policies ✓ 1 new policy	✓
Environmental Quality	✓ More detail on solid & hazardous waste	✓ 1 new Exhibit EQ-3, "Ozone Levels in Pima County, 1996 - 2011"	✓ 2 new policies	✓
The Built Environment				
Historic Preservation	--	--	No revised or new policies	✓
Public Infrastructure, Facilities & Cost of Dev.	✓ Added section on Cost of Development	✓ 2 new photos	✓ 3 revised policies ✓ 1 new policy	✓
Redevelopment & Revitalization	--	--	✓ 2 revised policies ✓ 1 new goal	✓
Land Use, Transportation & Urban Design	✓ Revised introductory text ✓ Addition of Guidelines for Development Review	✓ 1 new photo ✓ New Exhibit, LT-3 Existing Land uses, 2013 ✓ Added Info. to Exhibit, LT-5, "Airport Environs Overlay Zone" ✓ New Exhibit, LT -6 Existing & Planned Bicycle Routes Revised LT - 7 "Opportunity Areas Map" ✓ Revised Exhibit LT-8, "General Descriptions of the Opportunity Area Building Blocks" ✓ New Exhibit, LT-11 "Guidelines for Development Review"	✓ 13 revised policies ✓ 6 new policies	✓
CHAPTER 4: Implementation Framework	✓ Rewritten; consolidates Chapters 4 & 5 of Draft Plan as new Chapter 4, title "Plan Implementation & Administration"	✓ 1 new photo ✓ Revised IA - 1 "Plan Tucson Implementation Framework" ✓ New IA - 2 "Sustainability Indications Matrix"		✓
CHAPTER 5: Plan Admin., Amendment & Adoption	Consolidated with Chapter 4			✓
GLOSSARY	✓ Additional entries			✓

ATTACHMENT: SUMMARY OF REVISIONS TO DRAFT OF PLAN TUCSON – PRESENTED AS THE FINAL DRAFT PLAN

CHAPTER / SECTION	Substantial Changes in Narrative <i>(Changes were made in all chapters based on comments rec'd. Below highlights key substantive changes.)</i>	New Exhibits & New Photos/ Images	New or Revised Goals or Policies (Largely based on App. B of Feb. 27, 2013, PC Memo on Plan)	Copy Editing
PLAN COVER & TITLE	✓ Changed to "Plan Tucson: The City of Tucson's General & Sustainability Plan"	Redesigned cover with more place photos along with people photos & a dog		
CHAPTER 1: INTRODUCTION	--	--	--	✓
CHAPTER 2: PLAN TUCSON CONTEXT	✓ Addition of two new sections: (1) A Sustainable Community (2) Neighborhoods: The Foundational Unit	✓ New Exhibit T-5, "Awards & Recognitions" ✓ New Exhibit T-7, "Neighborhoods as Community Builders" ✓ 3 new photos	✓ 2 revised goals & ✓ 1 new goal	✓
CHAPTER 3:				
The Social & Economic Environment				
Housing	✓ Some additional data	✓ 2 new photos	✓ 3 revised policies ✓ 2 new policies	✓
Economic Development	✓ Text on Mayor and Council adopted Economic Development Strategy Priorities	✓ 1 new photos & 1 new image	✓ 6 revised policies ✓ 5 new policies	✓
Public Safety	--	✓ Addition to Exhibit PS-2, "City Partners in Public Safety"	✓ 2 revised policies ✓ 1 new policy	✓
Parks & Recreation	--	--	✓ 1 revised policy ✓ 1 new policy	✓
Arts & Culture	--	✓ 2 new images	✓ 1 revised policy ✓ 3 new policies	✓
Public Health	--	Replacement Exhibit PH-1, "Causes of Death in Pima County, 2010," & Interventions Updated data	✓ 3 revised policies ✓ 2 new policies	✓
Urban Agriculture	--	--	✓ 3 revised policies ✓ 1 new policy	✓
Education	--	✓ 1 new photo	✓ 5 revised policies	✓
Governance & Participation	--	--	✓ 3 revised policies ✓ 3 new policies	✓