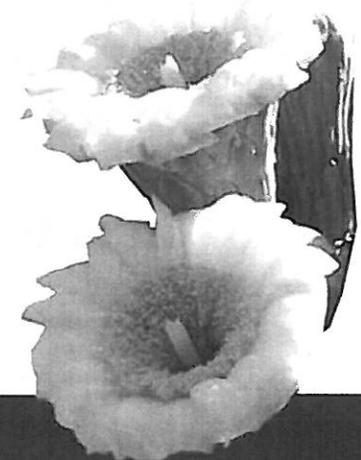
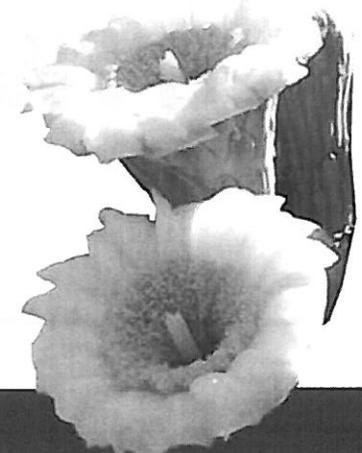


# **OPPORTUNITY AREAS MAP: Purpose & Use**

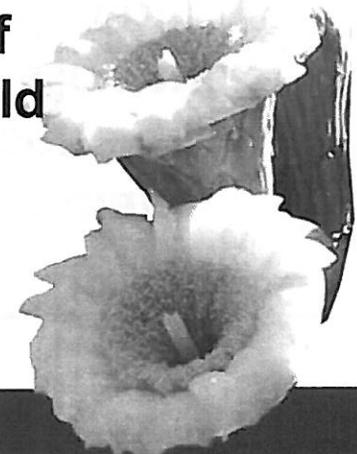
**Explanatory draft text May 22, 2013**



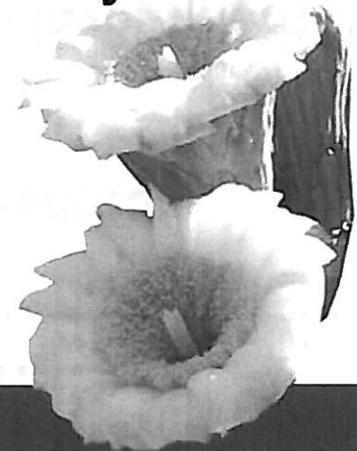
1. is not a regulatory map or a current or future zoning map
2. is an illustrative map showing how Tucson could grow to accommodate the Pima Association of Government's 2040 population projection for Tucson taking into account a combination of data including existing conditions, adopted zoning, land use plans, financial analyses, national trends, local input, and approved infrastructure projects. The map also reflects Plan Tucson policies that promote an emphasis on more sustainable approaches, such as focusing on use of existing infrastructure, fostering more transportation alternatives, and encouraging more mixed-use development.
3. includes building block descriptions that are integral to using the map



- 4. is the City's response to the State statute requirement for growth areas**
- 5. illustrates areas of committed public infrastructure investment that could be leveraged for complementary development to realize the value of the public investment**
- 6. recognizes existing neighborhoods as generally stable, but still in need of ongoing investment in the maintenance and enhancement of existing properties and neighborhood infrastructure and services**
- 7. offers a starting place to consider (a) refinement of existing plans, if and when such refinements should be pursued, and (b) future specific planning**



- 8. may be used in considering amendments to specific plans. That is, someone proposing a development could consider the map in making a case for such an amendment. However, it would not be a guarantee of approval of an amendment. Policy applicable to the context being created by the development would also need to be looked at.**
  
- 9. would not serve to determine what is “allowed” in the approximately 20% of the City not covered specific plans. Rather, in any rezoning case in which a specific plan (e.g., a neighborhood or area plan) does not exist, the analysis would be similar to current City land use analyses. That is, the development review policies and appropriate General Plan policies and the context of the property would be considered.**



## **Precedence**

- **If a specific plan's land use designation conforms with a discretionary land use application (e.g., a rezoning), the specific plan designation takes precedence over any guidance that may be provided by the Opportunity Areas Map.**

## **Interpretation**

- **Because the map is illustrative, the edges of the opportunity areas are depicted as fuzzy. If a citizen requests interpretation of an edge(s), the City's Planning and Development Services Department (PDSD) will make an interpretation based on best practices. The PSDS Director will make the final determination regarding the interpretation.**

