



PLANNING COMMISSION

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

DATE: February 13, 2013

TO: Planning Commission

FROM: Ernie Duarte
Executive Secretary

SUBJECT: Plan Tucson – New City of Tucson General Plan (Draft)

Issue – This item is scheduled for a public hearing.

This is the first of two public hearings to hear testimony on the draft of Plan Tucson, the City's proposed new General Plan. These two public hearings, which are to be held in two different locations per Arizona State Law (ARS 9-461.06), were noticed together in the *Arizona Daily Star* on January 29, 2013.

Based on the thoughtful comments being received on the draft of Plan Tucson (hereafter “the Draft Plan”), staff is recommending an expanded Planning Commission public hearing schedule as detailed in this memorandum under “Next Steps and Schedule Adjustments.” With this schedule a revised Draft Plan would be provided to the Planning Commission and the public for review prior to a third public hearing date at which the Planning Commission could hear testimony on the revised Draft Plan before issuing its letter of recommendation to Mayor and Council.

Background

Previous to this public hearing, the Draft Plan was the subject of Planning Commission Study Sessions on December 5, 2012, and January 16, 2013. At the first Study Session, staff presented an overview of the Draft Plan organization and content. At the second Study Session, staff explained how comments were being collected and categorized, described the decision-making process being used in addressing each comment, and shared written comments received as of January 15, 2013.

Comments shared with the Planning Commission at the Study Session on January 16, 2013, were provided chronologically with a preliminary analysis of types of comments received and the primary topic of the comment. Subsequently, staff has continued to receive comments. At the time this memo was being prepared, 556 comments had been entered into the comment spreadsheet. These comments came from 85 different commenters or groups of commenters affiliated with both governmental agencies and non-governmental organizations, as well as from members of the general public. Because the deadline for written comments is February 6, 2013 (extended from January 15, 2013), additional comments are anticipated after the completion of this memorandum. Staff will update Planning Commission on the number of additional comments received at the February 13th public hearing.

The section below contains a summary description of the types of comments received to date and how they are being addressed. The memorandum that staff will prepare for the Planning Commission in advance of the public hearing on February 27th will include responses to the comments and recommendations on revisions to the Draft Plan.

Written Comments as of January 29, 2013

The table below shows the general categories into which staff is sorting comments when entering them into the spreadsheet. Additionally the table includes a brief description of each category and the percentage of comments that fall into each category.

COMMENT CATEGORY	CATEGORY DESCRIPTION	% OF COMMENTS
General Comments	These comments provide an opinion, a statement, or information for consideration, but do not provide specific recommendations on how the Draft Plan might be revised to reflect the comment. Staff is reviewing these comments carefully to determine which comments include ideas and information that should be reflected in revisions to the Draft Plan.	22%
Changing language in background text	These comments offer suggestions for changes in language to the non-policy; non-goal text throughout the Draft Plan.	30%
Adding new goal/policy	These comments offer suggestions on either new goals or new policies (primarily the latter). They are being reviewed to determine whether the intent of the suggested goal or policy might be incorporated into an existing goal or policy in the Draft Plan or whether the new goal or policy would help strength the document. In some cases staff is finding that a proposed new goal or policy, or a goal or policy with the same intent, is already included in the Draft Plan.	25%
Changing language in policy	These comments offer suggestions on revisions to existing policy language. They are being reviewed to determine whether the proposed revision would add clarity or conversely change the intent of the existing policy. Some of these comments suggest changes to the verbs that begin the policies because the verbs are seen as too weak or too strong. Verbs were selected to reflect the role the City could play in the policies' implementation; staff is relooking at the verbs.	14%
Changing language in goal	These comments offer suggestions on revisions to existing goal language. Comments are being reviewed to determine whether the proposed revision would add clarity or conversely change intent.	.1%

Formatting/typos/grammar	These comments provide suggestions on changes to the format of the Plan document and/or to content or graphics. Format changes to the Opportunity Areas Map are included. Comments also identified typo and grammatical issues. Many of these comments will be reflected in the revisions.	8%
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The next table highlights larger content-based issues that staff has identified to date and summarizes staff activities to address these issues. Please note that this list of issues is based on staff review of comments at the time this memo was prepared. Additional subject matter for further deliberation may be identified as the comment review continues.

ISSUE	STAFF ACTIVITY
Integration of Sustainability Framework that has been under development by City staff	Office of Conservation and Sustainable Development staff and Plan Tucson staff are comparing the Draft Plan policies with proposed Sustainability Framework policies to determine what is and is not covered and whether gaps can be addressed through revisions to existing Draft Plan policies or whether additional policies are needed. Additionally, staff is considering new text that would highlight how Plan Tucson serves as the City’s Sustainability Plan.
Standards to guide rezonings	Planning and Development Services and Plan Tucson staff are working together to determine how Plan Tucson might be revised to provide additional guidance for both customers and City staff involved in rezonings. One possibility being considered is to expand the building block definitions to encompass the standards.
Noise & safety issues re: Davis Monthan Air Force Base	City staff is considering comments related to concerns about future airport flight activity that potentially could impact surrounding land uses. One way to address these concerns may be to include text that clarifies the City jurisdiction in such matters.
School closures	City staff is considering whether a policy might be drafted that would guide City response to the closure/vacation of public facilities, including schools.
Neighborhood policies / element	City staff is reviewing the location of neighborhood related policies in the Draft Plan and considering the pros and cons of a separate neighborhood element.
Opportunity Areas Map refinements	City staff is reviewing the map based on comments concerning its legibility, labeling, potential phasing based on infrastructure availability, “blob” locations, depiction, and underlying data. The map has already been revised to correct a legend error in the Opportunity Areas Map included in the Draft Plan (pg. 3.105).

Major amendment criteria	Based on comments received, Plan Tucson staff is reviewing the criteria for a major amendment (pg. 5.2 of the Draft Plan) with Planning and Development Services staff to determine whether the criteria need to be revised.
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Next Steps & Schedule Adjustments

The original deadline for written comments on the Draft Plan was January 15, 2013. This deadline was extended to February 6, 2013, to allow additional time for comments. Given this extension and the number of thoughtful comments being received, staff proposes the following adjusted schedule for review of comments and to expand the time for preparation and public review of the revised Draft Plan. Please note that the primary change is the addition of a third Planning Commission public hearing on April 3, 2013.

- February 20, 2013 Memorandum to Planning Commission containing staff recommendations regarding revisions to be made to the Draft Plan
- February 27, 2013 Continued Planning Commission Public Hearing
- March 20, 2013 Memorandum to Planning Commission, including the revised Draft Plan
- April 3, 2013 Continued Planning Commission Public Hearing
- April 23, 2013 Planning Commission Letter of Recommendation to Mayor and Council regarding the revised Draft Plan
- May 7, 2013 Mayor and Council Study Session
- May 14, 2013 Mayor and Council Public Hearing
- June 25, 2013 Mayor and Council Meeting to Adopt Ordinance calling the election with final ballot language re PlanTucson

Recommendation – Staff recommends

- that the Planning Commission keep open the public hearing for continuation on February 27, 2013, and subsequently on April 3, 2013
- that at the conclusion of the February 27, 2013, public hearing, the Planning Commission instruct staff to revise the Draft Plan taking into consideration staff prepared recommendations and public hearing testimony
- that the Planning Commission instruct staff to provide the Commission with the revised Draft Plan by March 20, 2013, and to make the copy available to the public by the same date to allow a two-week review period prior to the continued public hearing on April 3, 2013
- that the Planning Commission instruct staff to provide the Commission with copies of a revised Draft Plan two weeks prior to the April 3, 2013, public hearing.