



PLANNING COMMISSION

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

DATE: July 20, 2011

TO: Planning Commission

FROM: Ernie Duarte
Executive Secretary

SUBJECT: Sustainable Land Use Code Project Update

Issue – This item is for discussion by the Planning Commission in a Study Session.

Staff will give a brief presentation on the status of the Sustainable Land Use Code Project.

This project is part of an Energy Efficiency Conservation Block Grant. Mayor and Council approved the work plan for this grant in July 2009. Further, on May 10, 2011 Mayor and Council approve the priority recommendations for consideration as amendments to the City's zoning regulations. Staff is now working with the consultant, Clarion Associates in producing draft amendments based on the priority recommendations. .

Sustainable Code Project Update



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Sustainable Land Use Code Project

- Energy Efficiency Conservation Block Grant
- Phase 1 - Inventory of the City's current sustainable policies.
- Phase 2 - Diagnostic report on the LUC's standards analyzing barriers and opportunities in aligning standards with sustainable principles.
- Phase 3 – Land Use Code revisions promoting sustainable principles.



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Areas with M/C Direction

- Water Conservation - Water Study
- Infill Barriers - Water Study
- Alternative Energy - DOE Grant's major goal



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Focus Areas for Amendments

- Expand urban infill and transit-oriented standards
- Consolidate solar standards
- Expand heat island mitigation
- Address reuse and expansions
- Expand rainwater harvesting and water conservation
- Explore urban food options
- Update alternative energy standards
- Improve pedestrian and street connectivity
- Allow open space options



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First Set of Amendments

- Green expansions – reduce barrier
- Pervious surface definition – reduce barrier
- Electric vehicle charging station – reduce barrier
- Community garden definition/accessory use – reduce barrier
- Shade structures with reduced setbacks – reduce barrier
- Allow clotheslines as an accessory use – reduce barrier
- Encourage cool roofs – new incentive
- Green roof and open space- reduce barrier
- Use of mulch as a low energy organic groundcover – new incentive
- Allow alternate forms of open space – reduce barrier



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The Next Step

- First set of amendments expected in September/October.
- Revisions will occur in a separate ordinance in the format of the UDC
- Current plan is to have three additional sets of amendments or amendments ‘to be considered after more research.’



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Timeline

- May 2011 - Received M/C direction.
- September/October first set of revisions from consultant
- December 2011 / January 2012 – Commission study session – First revisions
- April 2012/May 2012 – M/C first revisions public hearing
- Proceed with following bundles as they become available throughout 2012
- Contract ends on October 2012



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