



## Land Use

What Is Land Used in OARP Area Today?

How Is Land in OARP Area Zoned?

How Can Oracle Area Revitalization Plan (OARP) Affect Land Use?

What Direction Has Our Work Together Provided About Future Land Use?

**BREAK**

Some Preliminary Observations and Suggestions

January 22, 2009

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## HOW IS LAND USED IN OARP AREA TODAY?

### But first - What is land use?

Answer: Exactly what it sounds like, that is, how the land is being used. Typically, planners refer to specific uses with such terms as:

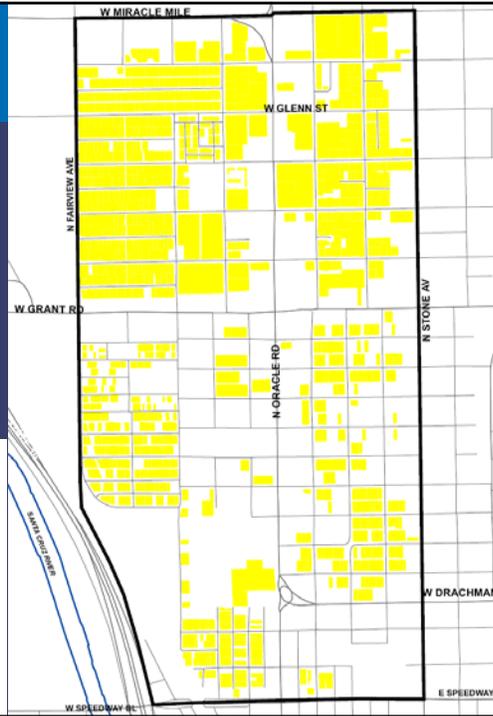
- Residential
- Commercial
- Industrial
- Public, institutional
- Park, open space, washes
- Utilities
- Vacant land

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## Land Uses

- 42% residential

 Residential

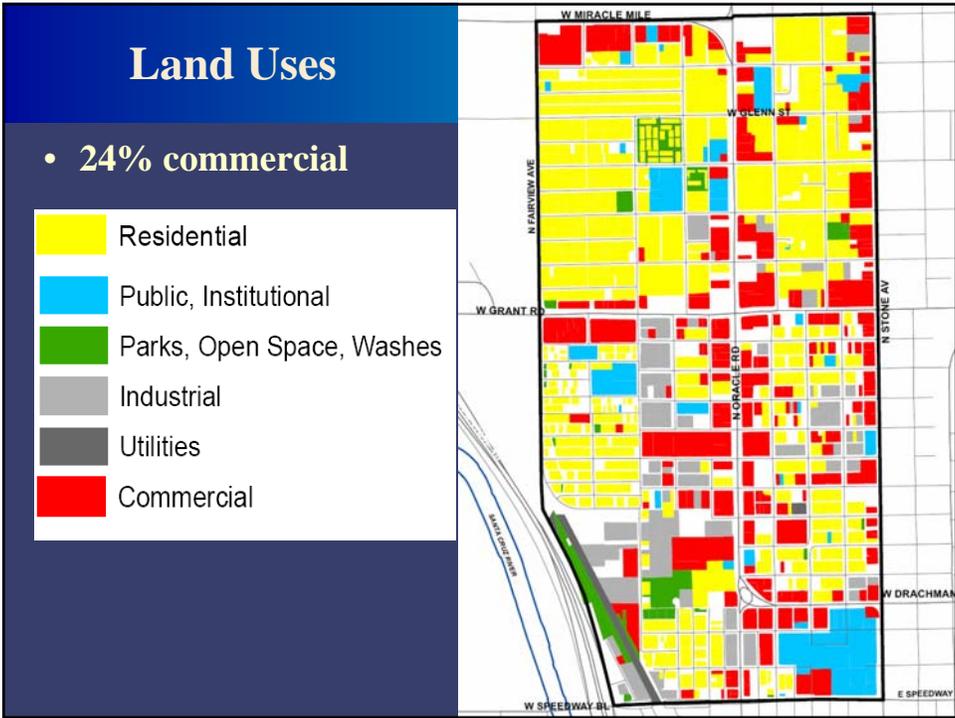
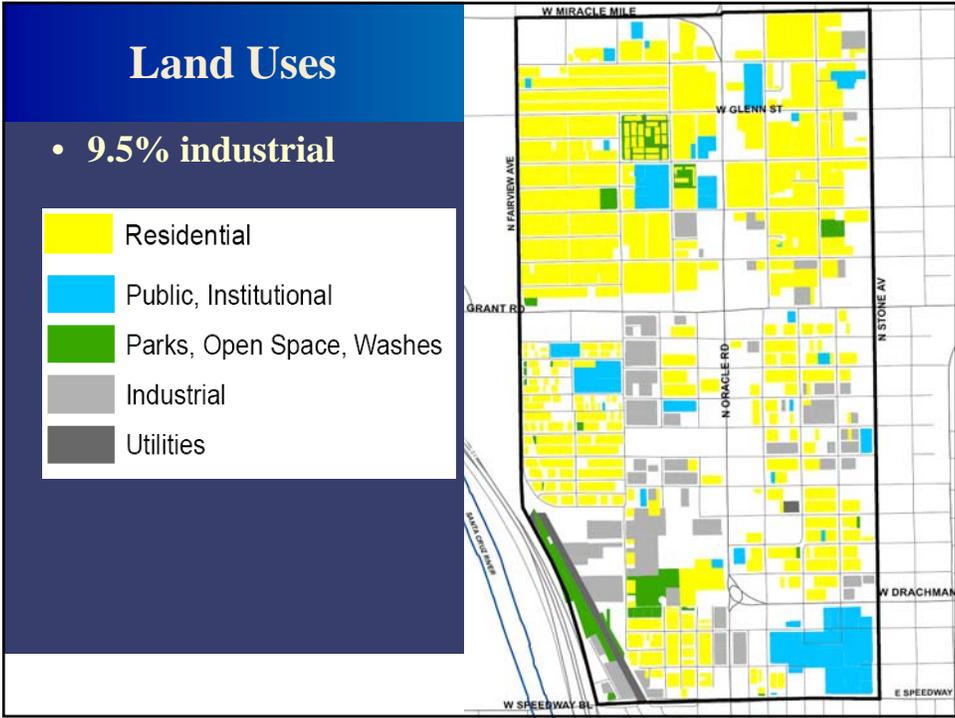


## Land Uses

- 13% public uses  
(parks, utilities,  
institutional)

 Residential  
 Public, Institutional  
 Parks, Open Space, Washes





## Land Uses

- 12% undeveloped

 Vacant Land

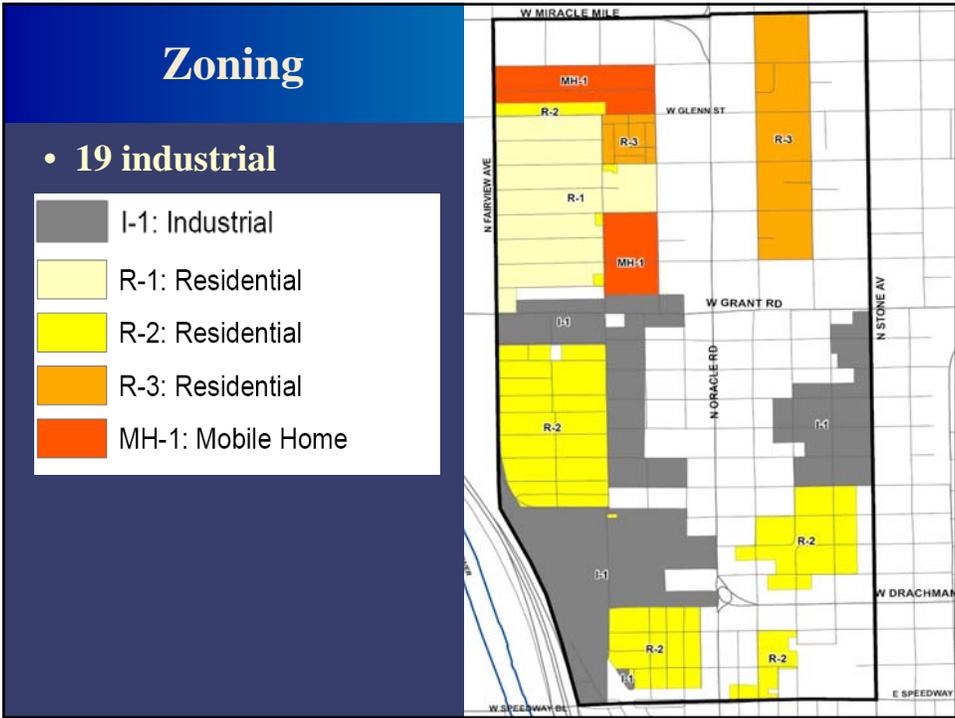
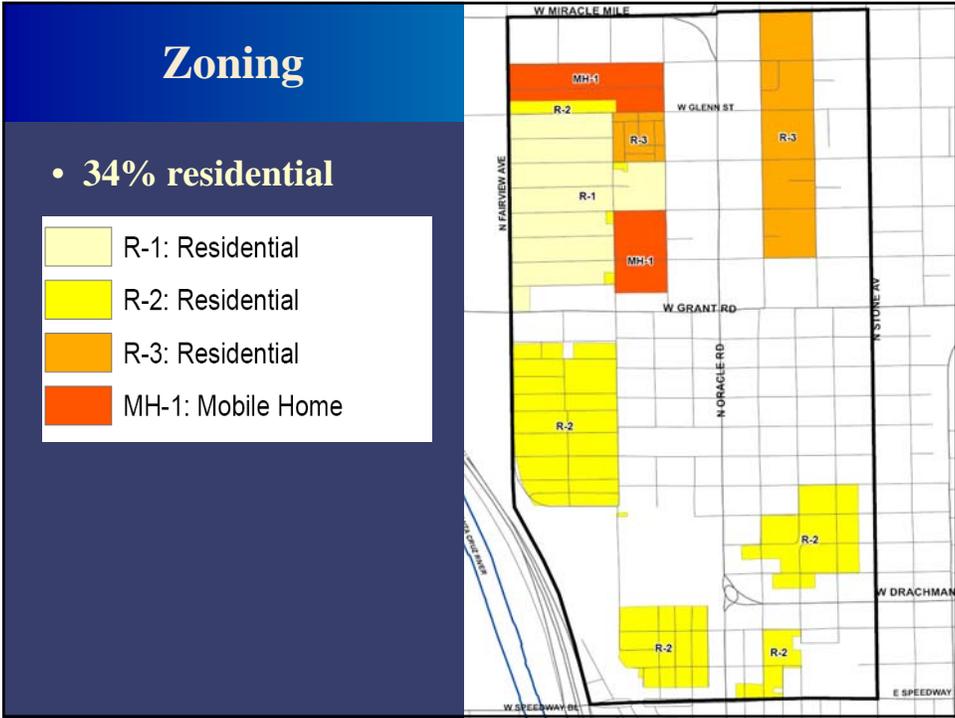


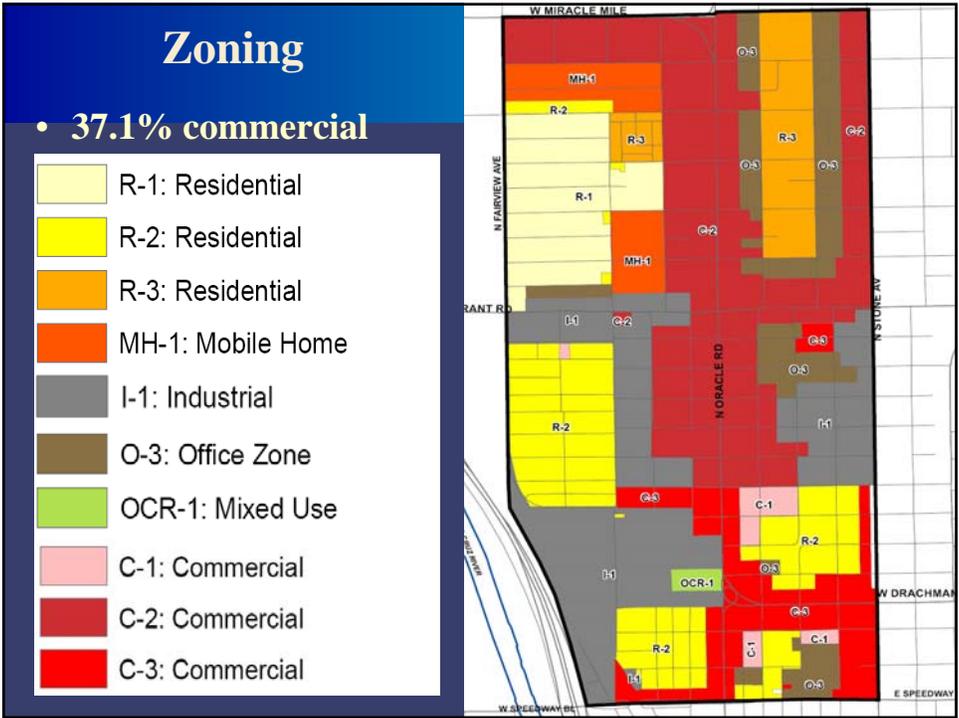
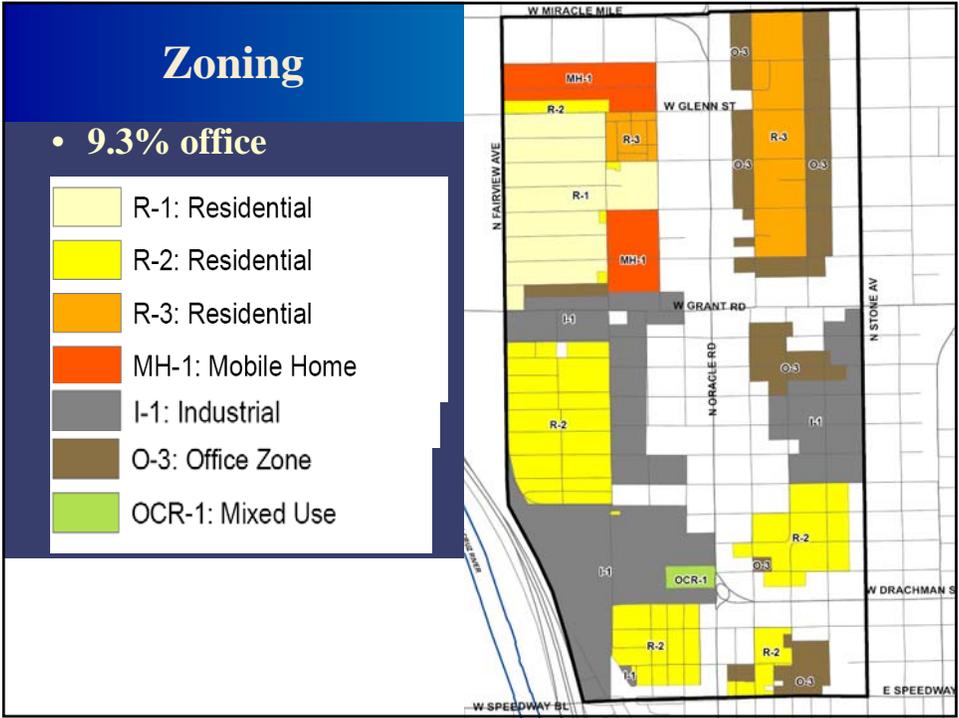
## HOW IS LAND IN OARP AREA ZONED?

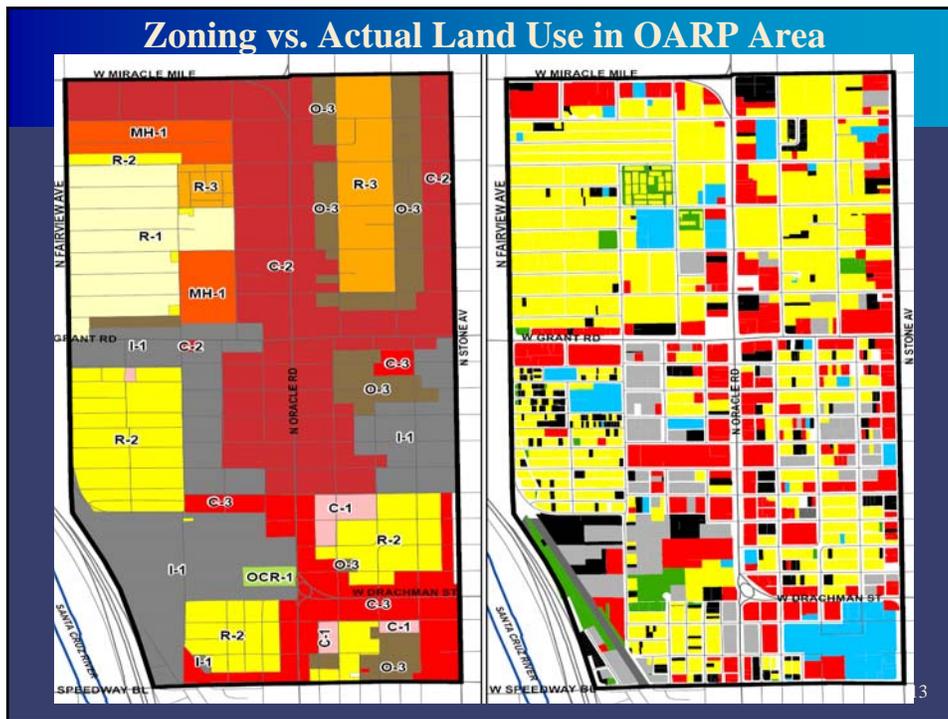
### But first - What is zoning?

Answer: The laws by which a jurisdiction regulates the use, bulk, and density to which property may be developed. It is called “zoning” because the jurisdiction is generally divided up into different zones for different uses.

These laws are found in the *City of Tucson Land Use Code*.







### What happens when an existing use is different than the zoned use?

*Answer:* If the use on a property is different than the zoning for that property, the use is referred to as “non-conforming.” If the property were to be developed, the new use would need to conform to the zoning.

## Besides the use of the land, what else is included in the Land Use Code?

Answer: The Land Use Code not only says what type of use may be put on the land, but the Code also provides standards regarding development of the property. Some key standards include

- how many structures may go on a property
- how high the structure(s) may be
- how much of the property may be covered by the structure(s)
- how far the structure(s) must be set back from the property boundaries

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## What if a property owner wants to put a different use on his/her property than is allowed by the zoning?

Answer: The property owner would need to request that the City rezone the property to allow the desired use. Rezoning requests are reviewed by the Urban Planning and Design Department and a recommendation is made and presented to the Planning Commission, which then makes its own recommendation, which is forwarded to Mayor and Council for the final decision on whether the rezoning will be granted.

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## What criteria are used by City planners in considering whether or not to recommend a rezoning?

Answer: City planners look at the General Plan and any adopted plans that specifically address the area in which property is located to see what future uses are recommended. Then planners determine whether the proposed use is consistent with the plans.

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## Are there any adopted plans that address the OARP area or any portion of it?

Answer:

- There is the General Plan, which was adopted in 2001, and is currently being updated. All more specific plans must be in conformance with the General Plan.
- There is the very old Unit Six Plan, adopted by Mayor and Council in 1976.
- When the Oracle Area Revitalization Plan (OARP) is completed and adopted, it will be the plan that City planners will look at when making recommendations for rezoning requests for property within the OARP area.

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## What else can a plan do to address land use beside recommending future land uses for consideration in rezoning requests?

### Answer:

- a. The plan can provide blueprint for what you would like the area to become in the future. This can be used by City planners in thinking through possible conditions for a rezoning proposal, for preparing infrastructure plans, for sharing with potential investors and developers.....
- b. It can lay out goals, policies, strategies for such things as:
  - streetscape enhancements
  - neighborhood buffers
  - provision and enhancement of connections throughout area
  - types of uses desired
- a. It can recommend pursuit of such things as
  - historic designations
  - design guidelines

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## WHAT DIRECTION HAS OUR WORK TOGETHER PROVIDED ABOUT FUTURE LAND USE IN OARP AREA?

First, through the **Visioning Workshops** we received lots of ideas for the Oracle area. Most comments were about land use and zoning and most mentioned across the visioning sessions were:

- a. Need for more services to meet neighborhood needs
- b. Concerns about compatibility of adult-oriented business with surrounding uses
- c. Desire for family friendly uses in the vicinity of the schools
- d. Need to maintain and enhance open space/green space
- e. Need to improve vacant lots
- f. Concerns about the area becoming too expensive for current residents and businesses to afford (i.e., gentrified)

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**Direction Provided by Our Work Together - Answer continued:**

Second, we commissioned a **Market Analysis**, which reported 6 **findings**:

- a. Growth in OARP area is slower than in other areas of Tucson, but expected to continue at 0.6 percent per year
- b. Residential market weak for single-family homes, but stronger for multifamily rentals.
- c. Area has limited supply of office properties. Currently not ideal location for office tenants given small amount of office properties and lack of amenities.
- d. Area has potential to support some hotel development given proximity to Downtown, Convention Center, and University of Arizona destinations.
- e. Yearly retail space lease rates lower than in other parts of Tucson. Reflects demand for retail in Oracle area being driven largely by the local population, which is primarily composed of low-income households.
- f. Expected growth in area will increase demand for grocery store; however amount of grocery retail space that could be supported by current and future household demand is less than needed for typical grocery store.

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**Direction Provided by Our Work Together - Answer continued:**

The **Market Analysis** also included 8 **recommendations**:

- a. Revitalization should focus on activity center near Pima Community College.
- b. Housing should be initial focus of revitalization efforts.
- c. Commercial development opportunities will increase as residential development occurs and local population grows.
- d. To enhance financial feasibility of new development, zoning in OARP area should encourage mid-rise densities along major corridors.
- e. Plan should consider various incentives to encourage desired development, such as density bonuses for projects that include mixed uses, income-restricted affordable housing, community facilities, etc.
- f. Increased transit connections can enhance development opportunities.
- g. Streetscape and landscaping improvements can enhance pedestrian environmental and property values.
- h. City's efforts to enhance code enforcement and improve security through crime prevention should continue to be high priority throughout area.

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*Direction Provided by Our Work Together - Answer continued:*

Third, we drafted the **OARP Principles** that include two that are particularly important to land use:

- #7. Strengthen existing assets and attract new ones by developing tools for the Oracle area business corridors and mixed-use districts, aimed at diversifying the economic base and bringing in additional needed services and job.
- #8. Improve the visual quality of the Oracle area.