

## AREA PLANS MATTER

A Position Paper by Ruth Beeker  
Late Summer 2016

From 1980-2005, the City of Tucson (COT) brought together residents and property owners, neighborhood association representatives, business people and developers to work with Planning staff to develop Area Plans. According to the City website, 14 “Area Plans” and one “Area Master Plan” are on file. The purpose of each is to provide land use policy and guidelines for new development within the designated boundaries.

During the past 10 years, the City has received 27 requests to amend the original plans; 24 were granted. In 20 of these cases, the applicant then filed for and received a rezoning to complete the process to build a new project.

An applicant’s request to amend an area plan basically asks that an exception be made for a specific plot—that the original plan, developed when considering best land use for the well-being of all interests, is no longer applicable at that one location.

I believe that such a request requires careful consideration. ***Is the proposed development an asset to the entire area? Is there no way that the proposed development could be reconfigured to fit within the original area plan parameters?*** It is the responsibility of COT to ensure that today’s established parties who will be impacted by changes be engaged now in answering these questions.

COT procedures must be in place for inclusive, meaningful decision-making. ***Interested parties in the area must have accurate and complete information about the proposed project. COT staff must be responsive to concerns raised by those in the area who will be impacted by the proposed project.***

Currently, Planning staff is proposing “Reinvestment Tools Text Amendment Package No. 3—Overlapping Plan Amendment/Rezoning.” Whether an applicant’s request for an area plan amendment/rezoning is sequential or overlapping is meaningless unless the public process has validity. If it is valid, then there are two possible stipulations to make the UDC amendment reflect the City’s commitment to honor the original content of area plans:

1. The overlapping option may be proposed by the applicant; the neighborhood association most impacted by the proposed development may accept or reject that proposed short-cut.
2. The property for which the area plan amendment has been granted must be rezoned and built out as originally proposed within a given time period; if it is not, the property reverts to its original designation as stated in the area plan.

An Area Plan matters to those who live and work in the area. Do Area Plans matter to the City?

I have circulated this position paper to others in areas which I know are covered by an area plan and have some knowledge of land use concepts. The following people have contacted me to ask that their names be added in support of the position taken:

Colette Altaffer Ward 6 Catalina Vista Neighborhood  
Paul Bates Ward 6 San Clemente Neighborhood  
Steve Behr Ward 6 Colonia Solana Neighborhood  
Ed Berger Ward 6 San Clemente Neighborhood  
Elena Berman Ward 6 Feldman's Neighborhood  
Dave Bilgray Ward 6 Miramonte Neighborhood  
Martha Seidel Bond Ward 6 Feldman's Neighborhood  
Terrence Borg Ward 6 Miramonte Neighborhood  
Bonnie Brunotte Ward 3 Jefferson Park Neighborhood  
Patty Caldwell Ward 6 Miramonte Neighborhood  
Colin E. Campbell Ward 2 High 40 Neighborhood  
Henri R. Carpentier Ward 4 Houghton East Neighborhood  
W.J. Craig Ward 6 Sam Hughes Neighborhood  
Laurence Robert Cohen Ward 3 Jefferson Park Neighborhood  
Leslie Cohen Ward 6 San Clemente Neighborhood  
Laurie Colburn Ward 2 Houghton East Neighborhood  
Ed Curley Ward 6 San Clemente Neighborhood  
Helen Curtis Ward 6 San Clemente Neighborhood  
Joan Daniels Ward 3 Jefferson Park Neighborhood  
Julie Date Ward 6 San Clemente Neighborhood  
Sarah Davis Ward 6 San Clementine Neighborhood  
Deb Dedon Ward 6 Rincon Heights Neighborhood

Linda Dobbyn Ward 6 Miramonte Neighborhood

Bill DuPont Ward 6 Colonia Solana Neighborhood

Bill Ford Ward 6 Feldman's Neighborhood

Felicia Frontain Ward 6 San Clemente Neighborhood

Chirs Gans Ward 6 West University Neighborhood

Carlos Garcia Ward 3 Cabrini Neighborhood and North Dodge Neighborhood

Fran Garcia Ward 3 Cabrini Neighborhood and North Dodge Neighborhood

Hannah Glasston Ward 6 Blenman-Elm Neighborhood

Dawn Greene Ward 6 Feldman's Neighborhood

Eric Greene Ward 6 Feldman's Neighborhood

Joan Hall Ward 3 Jefferson Park Neighborhood

Eileen Haney Ward 6 San Clemente Neighborhood

Sarah Harris Ward 6 Feldman's Neighborhood

Yolanda Herrera Wards 1 & 5 Sunnyside Neighborhood

Mark Homan Ward 6 Rincon Heights Neighborhood

Alison Hughes Ward 6 Catalina Vista Neighborhood

Patrick H. Hynes Ward 6 Blenman-Elm Neighborhood

Christina Jarvis Ward 6 Feldman's Neighborhood

Meg Johnson Ward 6 Garden District Neighborhood

Lisa Jones Ward 3 Jefferson Park Neighborhood

Erika Kreider Ward 6 Feldman's Neighborhood

Ronni Kotwica Ward 6 Palo Verde Neighborhood

Barbara Lehmann Ward 2 Fountain Park HOA

Flo Lemke Ward 3 Richland Heights East Neighborhood

Diana Lett Ward 6 Feldman's Neighborhood

Val Little Ward 6 West University Neighborhood

Nancy Martin Ward 3 Jefferson Park Neighborhood

Mark Mayor Ward 5 Julie Keen Neighborhood --“Julie Keen NA Board voted to oppose the measure on the overlapping plan amendment/rezoning”

Jerel McDonald Ward 2 Rancho del Este Neighborhood

Christine Miller Ward 6 San Clemente Neighborhood

Sandra Miller Ward 3 Richland Heights East Neighborhood

Patrick Moran Ward 6 San Clemente Neighborhood

Gayle Mulholland Ward 4 Houghton East Neighborhood

John Nichols Ward 6 Feldman’s Neighborhood

Joanne Osuna Ward 3 Jefferson Park Neighborhood

Lynne Paterson Ward 3 Jefferson Park Neighborhood

Lois Pawlak Ward 6 Garden District Neighborhood

Steve Prendergast Ward 3 Jefferson Park Neighborhood

Maureen Pollack Ward 6 Richland Heights East Neighborhood

Bonnie Poulos Ward 3 Campus Farm Neighborhood

Janice Prescott Ward 4 Rancho del Este Neighborhood

Silvia Maria Rayces Ward 3 Jefferson Park Neighborhood

Alison Reiche Ward 3 Jefferson Park Neighborhood

Dorothy Richmond Ward 3 Jefferson Park Neighborhood

Kathy Roberson Ward 3 Jefferson Park Neighborhood

Marilyn Robinson Ward 6 Blenman-Elm Neighborhood

Edward Roos Ward 2 Houghton East Neighborhood

Virginia Roos Ward Houghton East Neighborhood

Margarite Rosenberg Ward 5 Barrio San Antonio

Heather Rouse Ward 3 Mountain View and Richland Heights Neighborhood

Marilyn Russell Ward 6 Miramonte Neighborhood

Sue Sanders Ward 6 Feldman's Neighborhood

Elizabeth Schauer Ward 6 San Clemente Neighborhood

Bob Schlanger Ward 3 Jefferson Park Neighborhood

Marsha Schlanger Ward 3 Jefferson Park Neighborhood

Eric Scharf Ward 6 Blenman-Elm Neighborhood

Linda Schaub Ward 4 Houghton East Neighborhood

Tracy Scheinkman Pima County Near Houghton East Neighborhood

William Scriffin Ward 2 Houghton East Neighborhood

Vicki Senter Sheley Ward 2 Rancho del Este

Laura Tabili Ward 6 Rincon Heights Neighborhood

Barbara Tellman Ward 6 Feldman's Neighborhood

Jan U'Ran Ward 6 Feldman's Neighborhood

Joseph Vitelli Ward 4 Rancho del Este Neighborhood

Kathleen Vitelli Ward 4 Rancho del Este Neighborhood

Donna Walton Ward 2 Rancho del Este

Beverly Van Den Borre Ward 3 Dodge/Flower Neighborhood

Amira Van Winkle Ward 3 Richland Heights East Neighborhood

Linda Wurzelbacher Ward 3 Richland Heights East Neighborhood

Kris Yarter Ward 6 Garden District Neighborhood

Matt Zoll Ward 6 San Clemente Neighborhood –“Bd. voted unanimously in support of letter”