

# CONCURRENT PLAN AMENDMENT / REZONING PROCESS

1<sup>st</sup> Stakeholder Meeting

June 10, 2019



# Background

- **Early 2016** – Mayor & Council (M&C) direct staff to create a concurrent plan amendment and rezoning process
- **May – August, 2016** – Staff reviewed proposal for concurrent plan amendment and rezoning process with Planning Commission – effort was ended due to opposition and limited impact of changes
- **July 10, 2018** – M&C direct staff to reexamine options to streamline current zoning process so that rezoning and plan amendments run together
- **April 23, 2019** – M&C direct staff to review options for concurrent plan amendment / rezoning. Staff provided two options at the time

# Current Process

## EXISTING SEPARATE PLAN AMENDMENT (PA) AND REZONING (RZ) PROCESSES APPROXIMATELY 12 - 18 MONTHS

### PLAN AMENDMENT APPROX. LENGTH: 6-9 MONTHS (# OF PUBLIC MEETINGS: 4)



### REZONING APPROX. LENGTH: 6-9 MONTHS (# OF PUBLIC MEETINGS: 3)



# State Statutes

## ▶ Rezoning

- ▶ Option for review by either a Planning Commission or Hearing Officer (e.g. Zoning Examiner)
- ▶ May establish a “schedule of development” length determined by Municipality (ARS 9-462.01.12.E)

## ▶ Planning Commission

- ▶ Cities have an option to establish a Planning Commission
- ▶ If cities do have a Planning Commission, all Plan Amendments must be reviewed by the Commission

# Stats on Plan Amendments and Rezoning – City of Tucson

- ▶ Plan Amendments (since 2010)
  - ▶ Total Number of Plan Amendments: 11
  - ▶ 10 of these Plan Amendments went on to Zoning Examiner for Rezoning
  - ▶ 4 of these Plan Amendments were for PAD zoning designation
- ▶ Rezoning (since 2010)
  - ▶ Total Rezoning Cases: 136.
  - ▶ Zoning Examiner Meetings: 18 yearly average
  - ▶ Agenda items: 37 yearly average
  - ▶ Zoning Examiner Meetings per month typically 1 to 2 but sometimes 3 to 4
  - ▶ Agenda items scheduled have been as many as 7 items

# What is Done Elsewhere?

Sequential  
RZ / PA



Concurrent  
RZ / PA

**TUCSON, AZ** – **Sequential** Plan Amendment and Rezoning Application procedure.

**PIMA COUNTY, AZ** – Concurrent Plan Amendment and Rezoning allowed if “at least seventy percent of the perimeter of subject property, as measured in linear feet, abuts properties with a zoning district or comprehensive plan designation that is equal to or greater than that requested for the concurrent plan amendment / rezoning.”

**SAHUARITA, AZ** – Plan Amendment must be approved by Town Council prior to scheduling Rezoning public hearing.

**ORO VALLEY, AZ** – Optional Concurrent Plan Amendment and Rezoning Application procedure.

# Potential Options

## PROPOSED CONCURRENT PLAN AMENDMENT (PA) AND REZONING (RZ) OPTIONS APPROXIMATELY 6 - 10 MONTHS

### OPTION 1 APPROX. LENGTH: 8-10 MONTHS (# OF PUBLIC MEETINGS: 5)



### OPTION 2 APPROX. LENGTH: 6-9 MONTHS (# OF PUBLIC MEETINGS: 4)



\*Assumes Planning Commission consist of appointed individuals with direct experience in planning or other related land development fields.

# Potential Options

## ▶ Option 1

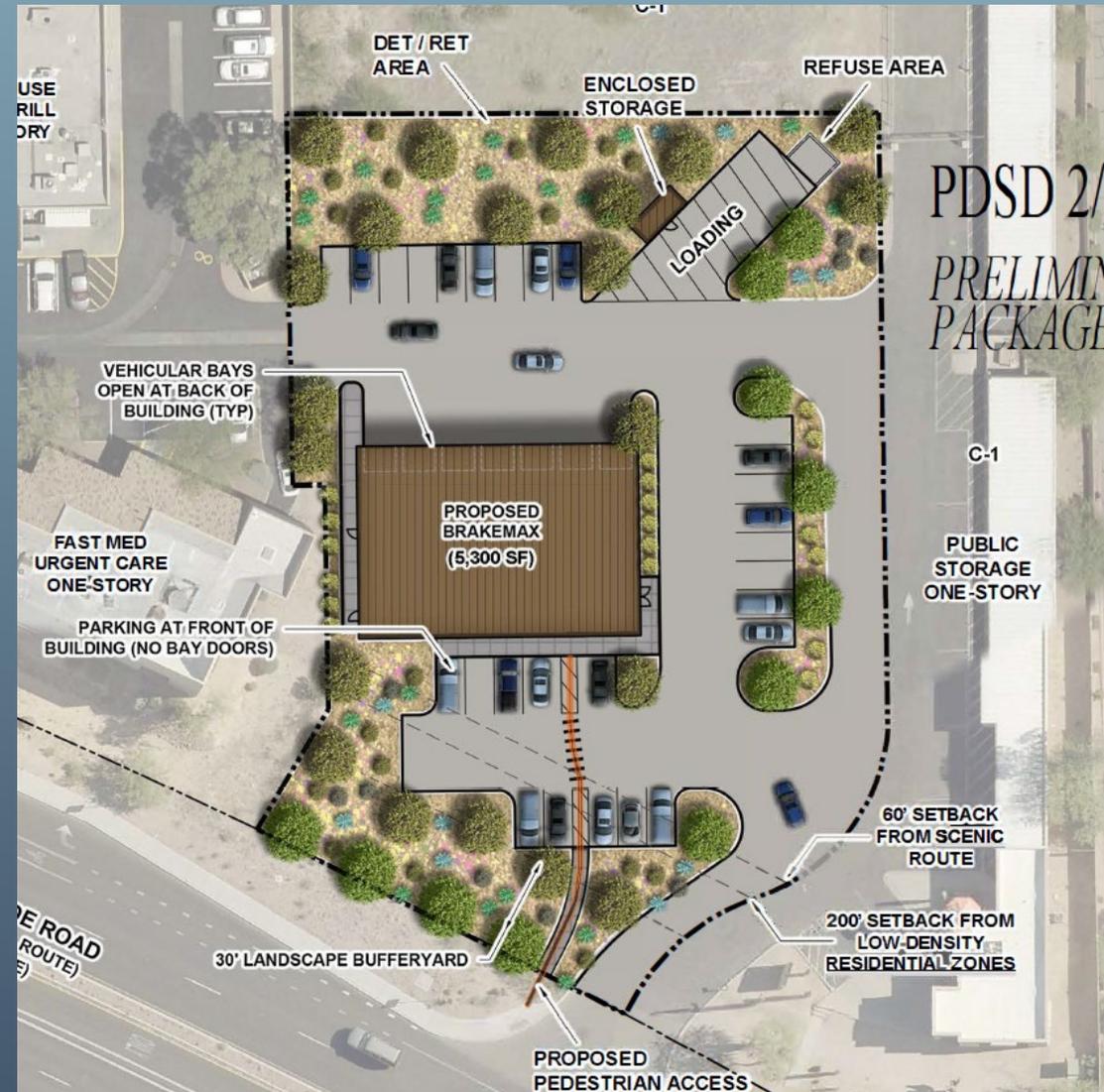
- ▶ Least Complicated Change
- ▶ Fewest changes to existing review bodies and Unified Development Code (UDC)
- ▶ Potential for confusion with two review bodies (e.g. Planning Commission & Zoning Examiner)

## ▶ Option 2

- ▶ Solves the problem of two review bodies
  - ▶ Would require significant changes to UDC and qualifications and duties of the review bodies
- 

# Example of How This Could Work

- ▶ BrakeMax on Tanque Verde Road
  - ▶ Plan Amendment to a policy related to setbacks in C-2 zones
  - ▶ Significant detail in Rezoning proposal
  - ▶ Had an end user for the site



# NEXT STEPS

- ▶ Public Meetings - June 19, 26 & 27
  - ▶ 2<sup>nd</sup> Stakeholder Meeting - late June / early July
  - ▶ Planning Commission Study Session - July 10th
  - ▶ Planning Commission Public Hearing - late August
  - ▶ Mayor and Council Public Hearing - September or October
- 