

Reinvestment Tools Public Meeting

(Cases C8-16-01 & C8-16-03)

Welcome to the public meeting on three Reinvestment Tools developed for consideration by the City of Tucson Planning & Development Services Department.

Wednesday, May 11, 2016

4:30 – 6:30 p.m.

Sentinel Building

320 Commerce Park Loop

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Tonight's Program

- | | |
|-------------|-------------------------------------|
| 4:30 – 5:00 | Review boards and talk with staff |
| 5:00 – 5:30 | Presentation on tools and questions |
| 5:30 – 6:00 | Review boards and talk with staff |
| 6:00 – 6:30 | Repeated presentation and questions |

Your feedback from this meeting will be compiled, posted online, and shared with Planning Commission.

Background

- **December 15, 2015** – Mayor and Council directed staff to identify regulatory incentives for the entire city.
- **March 22, 2016** – Mayor and Council directed staff to initiate public process for consideration of several Reinvestment Tools.
- **April 6, 2016** – Staff presented proposed Reinvestment Tools to Planning Commission.
- **June 1, 2016** – Planning Commission set Expanded PAD and MS&R Setback Relief for Public Hearing and directed staff to revisit Concurrent Plan Amendment / Rezoning and bring revised version back for a second Study Session.

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Reinvestment Tools - Overview

Proposed Tools

- Expanded use of Planned Area Development (PAD)
- Major Streets and Routes (MS&R) Setback Relief
- Optional Concurrent Plan Amendment and Rezoning Applications

Lift 40-Acre Minimum for Planned Area Development (PAD)

Goal: Increase use of this flexible zoning tool to encourage mixed use infill projects.

What is a Planned Area Development (PAD)?

- A PAD's purpose is to enable and encourage comprehensively planned development in accordance with adopted plans and policies.
- A PAD is a zoning classification and is processed as a rezoning.
- A PAD must be in compliance with the General Plan and applicable sub-regional and neighborhood plans.



Proposed Expanded Planned Area Development (PAD) and Benefits

Proposal

- Amend Unified Development Code (Section 3.5.5.E.2) to lift 40-acre minimum to allow a project of any size to apply for a PAD.

Benefits of the Expanded Use of the PAD

- offers more flexible zoning regulations suitable for adaptive reuse;
- allows tailoring of plans to protect against unwanted uses;
- benefits small businesses pursuing smaller projects, and
- provides shorter entitlement process for applicants.



Next Steps for Expanded Planned Area Development (PAD)

- Review, compile, and post on PDSD website public comments received at this Public Meeting and via email.
- Revise proposal as appropriate based on Planning Commission April 6th feedback and public comments.
- Hold Planning Commission Public Hearing (June 1st, 6 pm).
- Hold Mayor and Council Public Hearing (tentatively July 6th).



Allow Use of Major Streets & Routes Setback Zone in Certain Cases

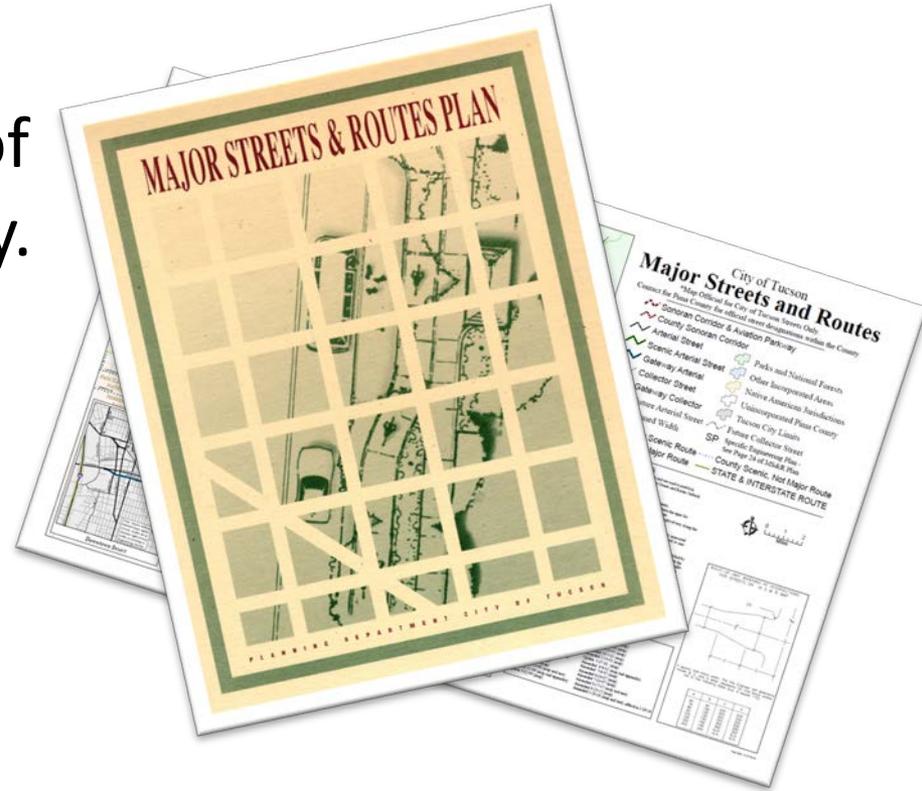
Goals: When no road widening is planned, allow use of future right-of-way by private development in order to increase taxable land, maintain prevailing setbacks, and enhance pedestrian environment.

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What is the Major Streets and Routes Plan?

- Identifies street classifications and width of future public rights-of-way.
- Designates special routes (e.g., Scenic Routes).
- Guides land use decisions (e.g., setbacks).

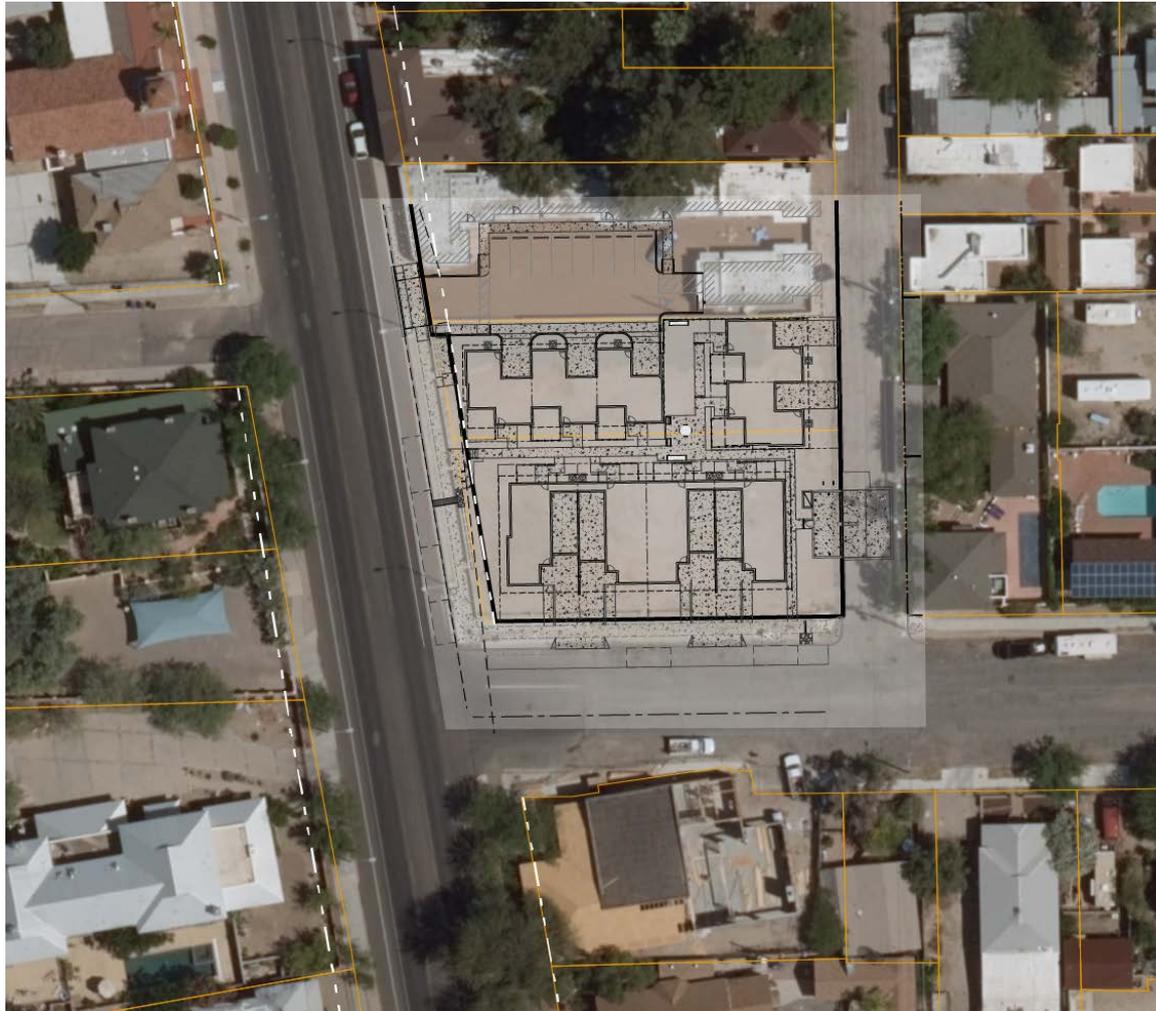


Major Streets and Routes Text Amendment

- Revisions to Unified Development Code (Section 5.4.5.7) Major Streets and Routes (MS&R) to introduce a **streamlined internal review** process for MS&R future right-of-way encroachment.
- Only applies to **Future** (planned) Right-of-Way.
- TDOT Director and PDSD Director must both make finding of **no adverse effects to the city**.
- Modeled after existing procedures.
- Does not apply to Scenic Routes.



Major Streets and Routes – Example South Stone



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Major Streets and Routes – Example South Stone



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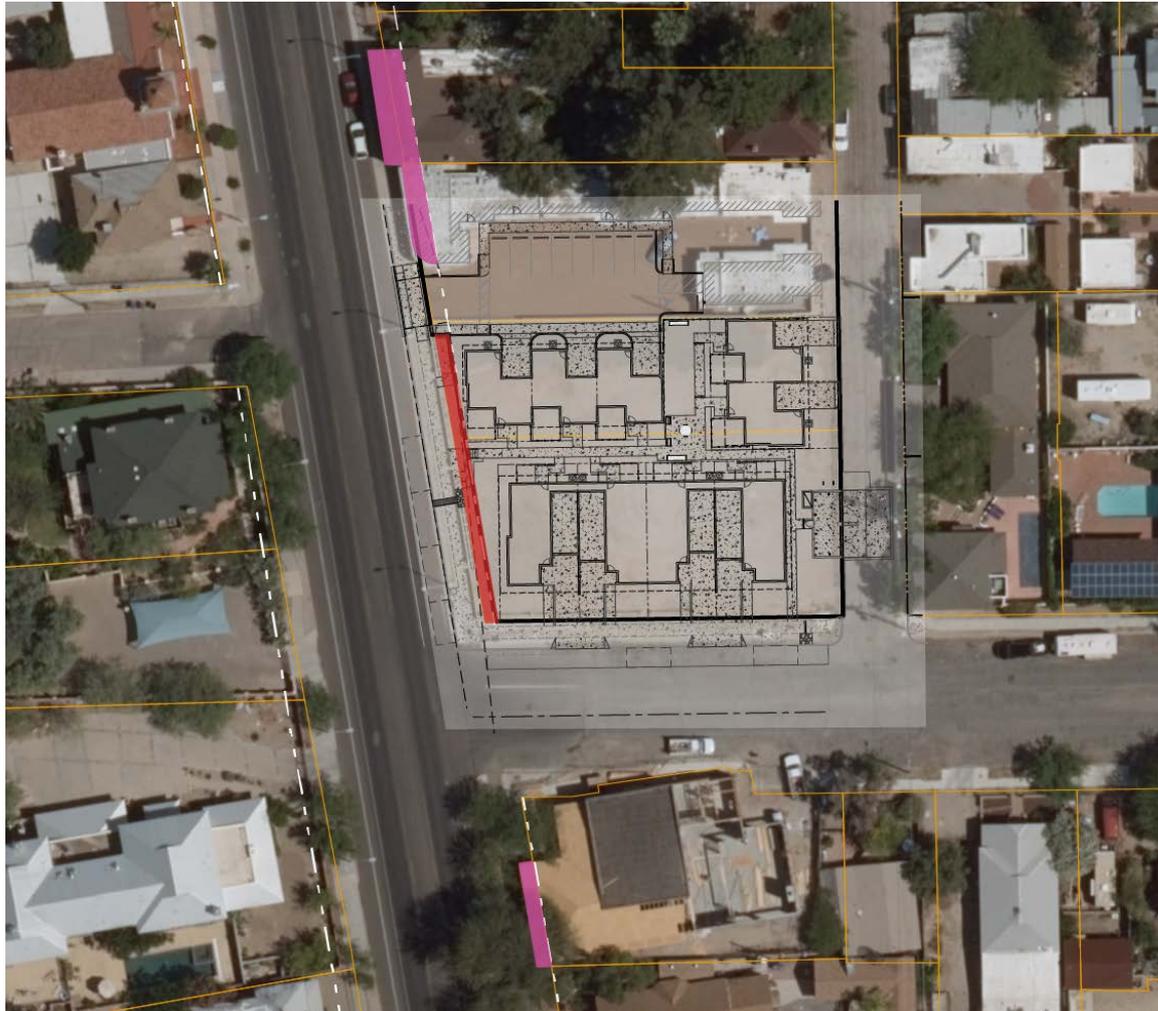
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Major Streets and Routes – Example South Stone



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Next Steps for Major Streets & Routes Setback Relief

- Review, compile, and post on PDSD website public comments received at this Public Meeting and via email.
- Revise proposal as appropriate based on Planning Commission April 6th feedback and public comments.
- Hold Planning Commission Public Hearing (June 1st, 6 pm).
- Hold Mayor and Council Public Hearing (tentatively July 6th).



Allow Option of Concurrent Plan Amendment/Rezoning

Goals: Reduce developer's time for entitlement process and assist public by clarifying full picture of development earlier in the process.



Optional Concurrent Plan Amendment & Rezoning Applications

Proposal

- Amend Unified Development Code to allow Plan Amendment and Rezoning applications to run concurrently.

Benefits

- Helps to reduce developer's time for entitlement process in certain cases.
- Assists the public by clarifying full development picture of earlier in the process.



Optional Concurrent Plan Amendment & Rezoning Applications

- Staff presented to Planning Commission on April 4, 2016, where concerns were raised about the review process.
- Staff is currently addressing concerns and will present findings to Planning Commission on June 1, 2016 at a 2nd study session.
- Many ways to do this and done differently at different City / County governments in the area.





What are other governments in the area doing?

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.



Next Steps for Optional Concurrent Plan Amendment & Rezoning Applications

- Review, compile, and post on PDSD website public comments received at this Public Meeting and via email.
- Revise proposal as appropriate based on Planning Commission feedback from April 6th meeting and public comments.
- Hold Planning Commission Second Study Session (June 1st @ 6pm).



Thank you for your input!

- Write any comments you may have about the proposed tools on a **Comment Card** and place in the **Completed Comment Card Box**. You may also email comments to Daniel.Bursuck@tucsonaz.gov.
- Staff will compile, review, post on-line, and share your comments with Planning Commission and Mayor and Council.

