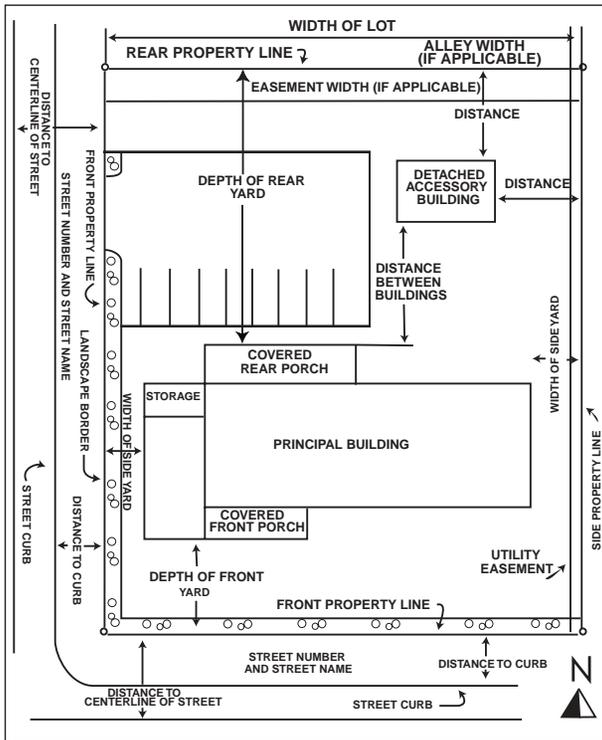


WHAT SHOULD A PRELIMINARY SITE PLAN INCLUDE?

See the components in Figure 2 below.

Figure 2

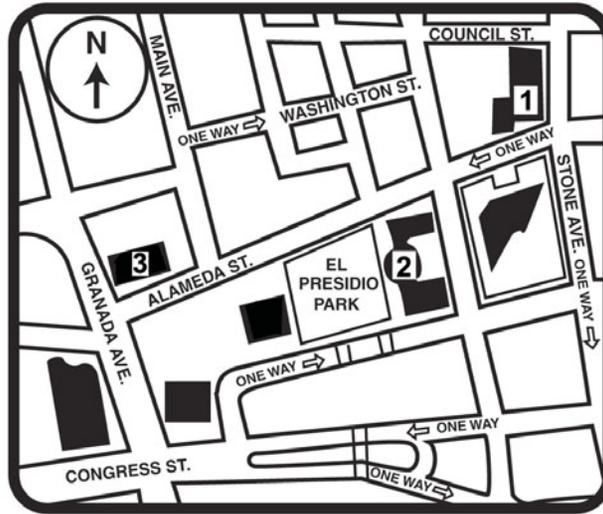
PRELIMINARY DEVELOPMENT PLAN



PLAN COMPONENTS

ITEM	COMPONENT
1	Alleys and Easements Adjacent to the Property
2	North Arrow
3	Buildings on the Property
4	Setbacks from All Buildings to All Property Lines
5	Lot Lines of the Property
6	Curbs Adjacent to the Property
7	Property Address

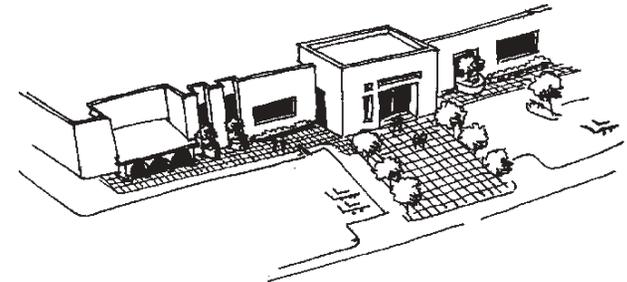
Figure 3
DOWNTOWN TUCSON



MAP	LOCATION	PROCESS
1.	Development Services Department Zoning Administration City of Tucson/Pima County Public Works Building 201 N. Stone Ave. - 2nd Floor (520)791-4571	Application & Submittal
	Development Services Department 201 N. Stone Ave. - 1st Floor (520)791-5550	Building Permits
2.	Pima County Assessor's Office 1st Floor - South Wing 115 N. Church (520)740-8630	Map & Ownership Printout of Property
3.	Tucson Water Department 310 W. Alameda St. New Water Connections (520)791-4305	Utility Location and Capacity

Rezoning

Frequently asked questions about Rezoning



WHAT IS A REZONING?

Your property currently has a particular zoning designation allowing certain uses to occur. Rezoning is the legal process which, if successful, allows new uses not permitted under your current zoning designation.

HOW DO I BEGIN?

You should meet with Zoning Administration staff at Development Services Department for an overview of the process and determination of the likelihood of success. A rough-sketch plan would be helpful at this time. Staff will provide you with an application form and checklist (Figure 1) that will help you complete the application.

SHOULD I MEET WITH THE NEIGHBORS?

Yes, it is required. Past experience has shown it very beneficial to understand and incorporate neighborhood concerns prior to completion of project design. A preliminary development plan is important at this time.

WHAT IS A PRELIMINARY DEVELOPMENT PLAN?

The preliminary development plan provides the public record of the proposed land use for which the rezoning is sought. The plan includes building uses, setbacks, heights, parking, landscaping, etc (Figure 2).

MAY I DRAW THE PRELIMINARY DEVELOPMENT PLAN MYSELF OR MUST I HIRE A PROFESSIONAL?

You may draw the plans yourself and represent yourself during the process; however, more complex cases may require professional assistance for plan preparation and/or representation.

ONCE I'VE SUBMITTED for REZONING, WHAT IS THE PROCESS?

Once submitted to the Development Services Department, the application materials are distributed to public and private agencies for review, a staff report is written (including conditions), and a public hearing is held by the Zoning Examiner. The Examiner's recommendation is forwarded to the Mayor and Council, who make the final decision. This entire process lasts approximately three months.

Figure 1

THE REZONING CHECKLIST

- APPLICATION FORM
Completed including owner and applicant signatures
- ELEVEN FULL-SIZE COPIES AND ONE 11"X17" REDUCTION OF THE PRELIMINARY DEVELOPMENT PLAN
Subject to staff approval
- SEVEN COPIES OF THE GENERAL SITE INVENTORY/DESIGN COMPATIBILITY REPORT, OTHER REPORTS WHICH MAY BE REQUIRED.
- ONE COPY OF THE OWNERSHIP PRINTOUT
From the Pima County Assessor's Office indicating property ownership
- ONE COPY OF THE ASSESSOR'S MAP
From the Pima County Assessor's Office indicating the configuration of the property
- FILING FEE

WHAT DOES THE STAFF REPORT INCLUDE?

The staff report provides specific information regarding surrounding cases, plan policies, community issues, protests and approval

rates, and recommendations from Zoning Administration staff, the Zoning Examiner, and the City Manager. Any special conditions will be included at this time.

IF THE MAYOR AND COUNCIL APPROVE THE REZONING, IS THE PROCESS COMPLETE?

No, the Mayor and Council approve rezoning requests subject to meeting certain conditions within a time limit, usually five years.

HOW DO I MEET THE REZONING CONDITIONS IMPOSED BY THE MAYOR AND COUNCIL?

You show compliance with the conditions on a finalized preliminary development plan which is reviewed and approved by the Community Design Review Committee (CDRC).

WHEN DOES THE ZONING CHANGE?

After the CDRC approves the final development plan, the Mayor and Council adopt a rezoning ordinance, allowing the zone to be changed on the official city zoning maps, subject to completion of one of the three following actions:

1. Issuance of a Building Permit
2. Subdivision Plat Recordation
3. Site Inspection of Improvements

WHAT FEES ARE INVOLVED?

Rezoning fees are based on the zoning designation(s) and acreage involved. Contact the Development Services Department for fee calculations.

