
Plan Tucson Outstanding Issues

Issue: Opportunity Areas Map

(Exhibit LT-7 of Final Draft, p. 3.122)

MAP & USE LANGUAGE REVISIONS FOR REVIEW

Posted 6-26-13

Following are the items for which there was general agreement regarding the Opportunity Areas Map at the issue meeting with stakeholders held on Thursday, June 20, 2013. Please note changes highlighted in Items #1 – #4 below are reflected in a revised version of the map provided in a separate link.

1. Change title of map from “Opportunity Areas Map” to “Future Growth Scenario Map”
2. Make the disclaimer statement more prominent by making it larger and moving it from the bottom right-hand corner of the page into the map area.
3. Consider suggested revisions to map
4. Please note several other changes were made to the map for further clarity, including replacing the “Growth Areas” heading in the map legend with “Building Blocks,” adding a reference to the exhibit describing the building blocks, and cropping the map to make the city a bit more prominent.
5. Replace the bulleted text on pg. 3.121 of the Final Draft with the following language about the map and its use

The Future Growth Scenario Map...

- is neither a regulatory map nor a current or future zoning map
- is an illustrative map showing how Tucson could grow to accommodate the Pima Association of Government’s 2040 population projection for Tucson taking into account a combination of data including existing conditions, adopted zoning, land use plans, financial analyses, national trends, local input, and approved infrastructure projects. The map also reflects Plan Tucson policies that promote an emphasis on more sustainable approaches, such as focusing on use of existing infrastructure, fostering more transportation alternatives, and encouraging more mixed-use development
- includes building block descriptions that are integral to the use of the map
- serves in part as City’s response to the state statute requirement for growth areas
- illustrates areas of committed public infrastructure investment that could be leveraged for complementary development to realize the value of the public investment
- recognizes existing neighborhoods as generally stable, but still in need of ongoing investment in the maintenance and enhancement of existing properties and neighborhood infrastructure and services
- offers a starting place to consider (a) refinement of existing plans, if and when such refinements should be pursued, and (b) future specific planning

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Issues: Opportunity Areas Map Content & Use Language

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Precedence

If a specific plan’s land use designation conforms to a discretionary land use application (e.g., a rezoning), the specific plan designation takes precedence over any guidance that may be provided by the Future Growth Scenario Map.

Interpretation

The Future Growth Scenario Map...

- may be used in considering amendments to specific plans. That is, someone proposing a development could consider the map in making a case for such an amendment. However, it would not be a guarantee of approval of an amendment. Policy applicable to the context being created by the development also would need to be looked at
- does not determine what is “allowed” in the approximately 25% of the City not covered by specific plans. Rather, in any rezoning case in which a specific plan (e.g., a neighborhood or area plan) does not exist, the analysis would be similar to current City land use analyses. That is, the development review policies, appropriate General Plan policies, and the context of the property would be considered
- is illustrative, hence the edges of the growth areas, represented by “blobs,” are depicted as fuzzy. If a citizen requests interpretation of an edge(s), the City’s Planning and Development Services Department (PDSD) will make an interpretation based on best practices. The PSDS Director will make the final determination regarding the interpretation following a process modeled on the Urban Development Code Section 1.5.1. regarding fees, timing, and process.