



LANDSCAPE REVIEW

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PLANNING AND DEVELOPMENT SERVICES

CITY OF TUCSON

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Big Change

May 2021

The City's Landscape Review position has historically been held by a Planner, with limited landscape background

A subject matter expert, Landscape Architect, allows a different interpretation of the *UDC*

The Landscape, NPPO and Water Harvesting requirements viewed holistically, Landscape Section working closely with Engineering Section

Mayor and Council looking at reducing the impacts of Climate Change, heat island effect, water harvesting and NPPO is on their radar now



How PDSD (me at the moment) interprets the *UDC*

Intent and Purpose – the reason for the Section

https://codelibrary.amlegal.com/codes/tucson/latest/tucson_az_udc/0-0-0-6171

- Does it make sense in the context of the site?
- Does the plan contribute to the health, safety, and welfare of our community?
- Is the interpretation fair, consistent, align with the Code?
- Do the plans conflict with the intent and purpose of the UDC

Work Product

Use a template that aligns with the Code and modify for specific projects, 30 or so specific UDC comments



Some comments are general yet always required

COMMENTS: Please resubmit revised drawings along with a detailed response letter, which states how all Landscape Review Section comments were addressed.

This plan has been reviewed for compliance with applicable development criteria in the City of Tucson Unified Development Code (UDC) Administrative Manual (AM) Section 2-11 and Technical Manual (TM) Section for landscape, native plants and water harvesting.

1. UDC 2-10.4.1 Identification and Descriptive Data - All improvements and site information, such as adjacent rights-of-way and property lines, shown on the landscape plan will be identical in size and location to those shown on the base plan (site plan or tentative plat). Should amendments be required to the base plan through the review process, the same amendments will be made to the landscape plan which will then be resubmitted along with the base plan.
2. Ensure that Zoning and Engineering comments are addressed prior to landscape section approval.
3. The Unified Development Code (UDC) requires all new development or an expansion of less than 25% of an existing development submit a landscape plan, UDC 7.6.2. Preparation of the landscape plan shall adhere to UDC 7.6.4. and Administrative Manual 2-10.

What the professionals should provide

- Talk to me before submittal if there are any site constraints/issues
- Provide plans with clear dimensions, legends, labels, no graphic conflicts
- Make sure the plans match other professions' plans



Review for always;

Are the plans and concept clear? Will the inspectors understand?

Required landscape borders? UDC 7.6. In the public rights-of-way?

Are the required number of trees provided? UDC 7.6.1.A.3. Do they shade cars, people and sidewalks?

Meters, sub-meters, backflow preventor, etc. for irrigation plans
UDC Technical Standards 4-01.4.2

Do Water Harvesting and Grading Plans for maximize water harvesting? Is it one drainage solution? UDC Tech Standards 4-01 and PCRFC Design Standards for Stormwater Detention and Retention

https://webcms.pima.gov/UserFiles/Servers/Server_6/File/Government/Flood%20Control/Rules%20and%20Procedures/Stormwater%20Detention-Retention/dssdr-manual-board-version-201511.pdf

NPPO – are the highest resources being protected? UDC 7.74.
Are the stated viable protected plants reasonable for the area?





Key takeaways

- Adhere to the UDC's intent, but there is flexibility depending on site constraints
- You are the professional, use your best judgement