

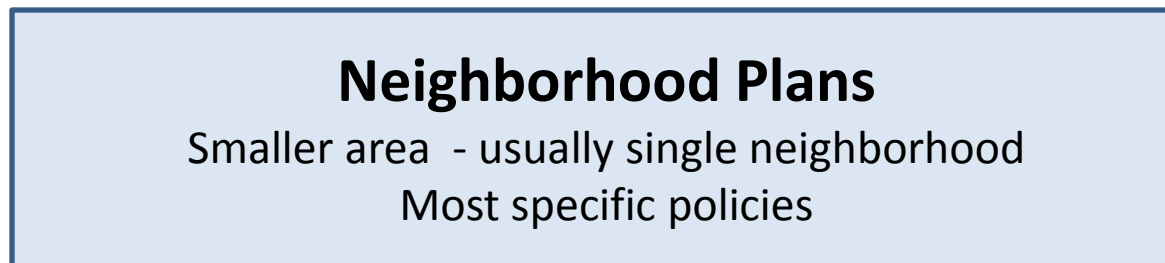
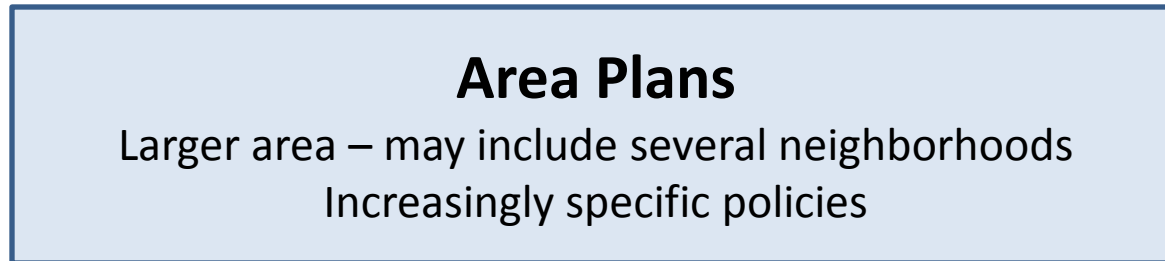
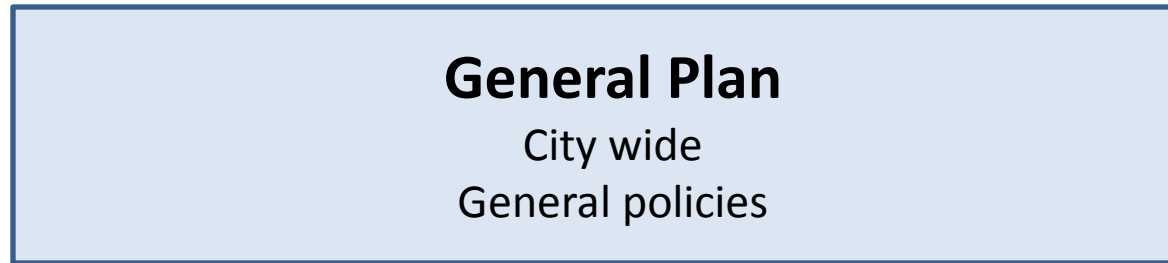
Overview of Plan Development, Coverage & Use

Daniel Bursuck

Planning and Development Services

March 29, 2018

Hierarchy of Land Use Plans

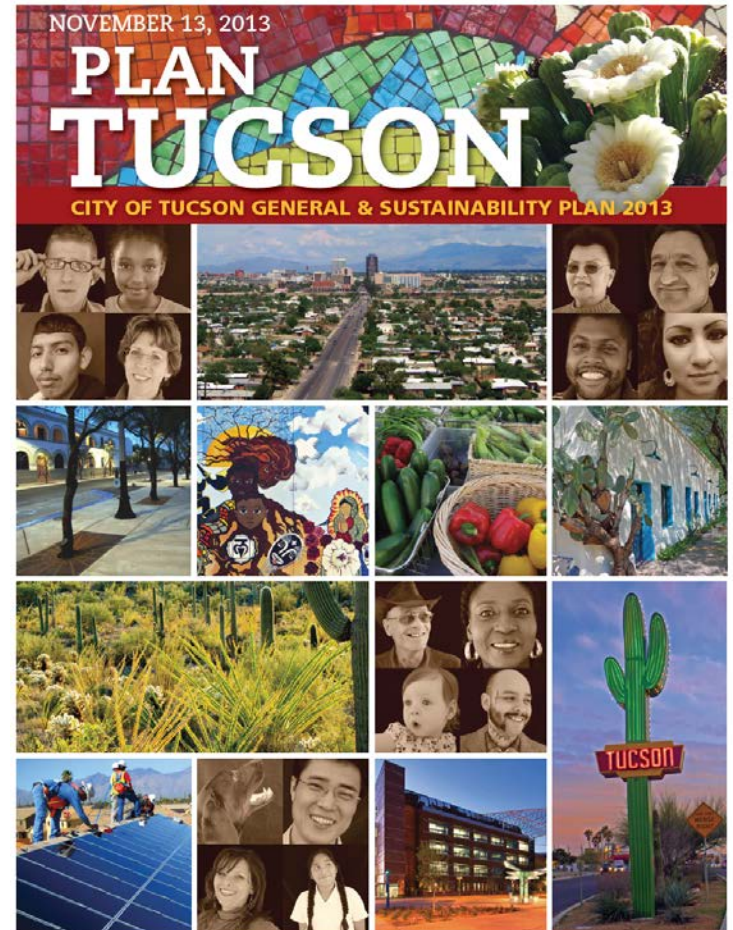


Specific
Plans



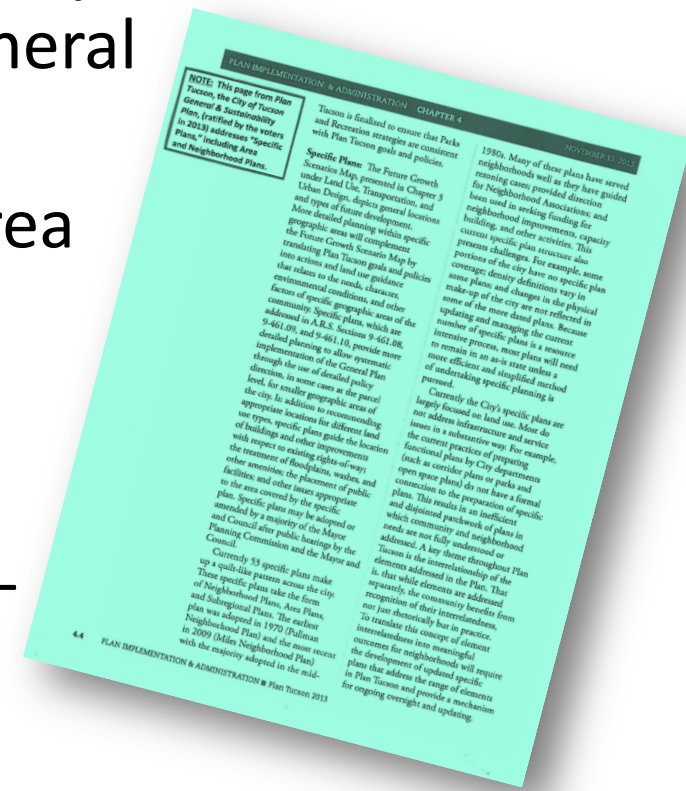
General Plan

- Mandated by State Statute
- Comprehensive planning document with goals and objectives of the City
- Must include 17 different elements (land use is one element).
- Voter ratified and only good for 10 years



What are neighborhood and area plans?

- Types of specific plans
- Not statutorily required – but permitted by state law
- Intended to add detail and specificity for the implementation of the General Plan
- Currently we have approved 48 area and neighborhood plans
- Major Streets & Routes informs land use intensity and guidance
- Most were adopted in the 1980's - 12 in the 1970's, 24 in the 1980's, 6 in the 1990's, 4 in the 2000's



Comparing Plans



Area Plans (16 plans)

- Generally a larger area
- May have specific policies but usually more general than Neighborhood Plans
- May contain several neighborhoods and/or Neighborhood Plans

Neighborhood Plans (32 plans)

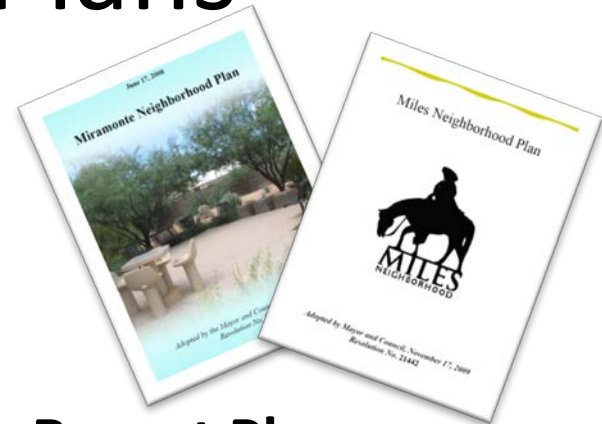
- Generally a smaller area
- More specific policies than those of Area Plans
- If nested within a larger Area Plan, shall be consistent the Area Plan's policies

Comparing Plans



Older Plans

- Purpose was primarily to direct land use
- Include policies related to specific uses and then generally mapped them
- Intended to be used primarily by staff during rezonings

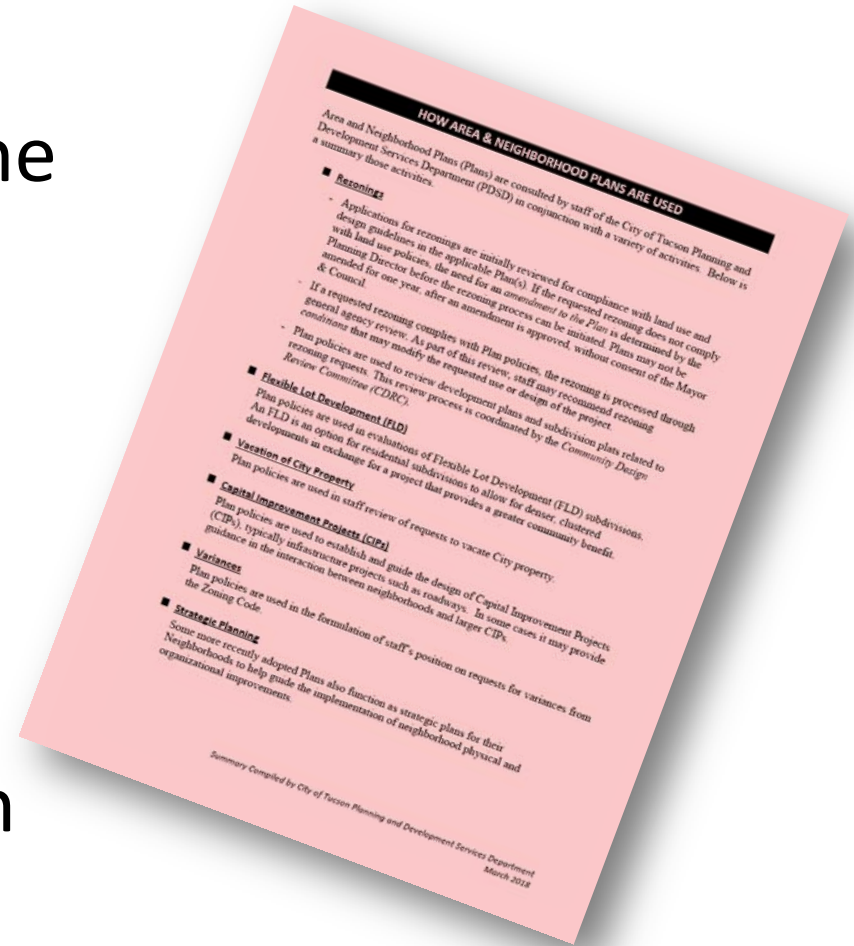


More Recent Plans

- While land use is addressed, plan created more of a vision for the neighborhood.
- Much of the plan is intended to be used by the neighborhood to guide grants and citizen led projects

How Plans are Used?

- Guides land use development through the following processes:
 - Rezoning
 - Special Exceptions
 - Variances
- Used to implement the goals of the general plan



Plan Guidance in Review

- Consistency in review for 30+ years
- Review proposal for consistency with conceptual land use map and/or policies
 - Certain criteria automatically trigger plan amendments
 - Land use
 - Dimensional standard
 - Density and intensity
 - Remaining criteria are reviewed as a whole for general compliance

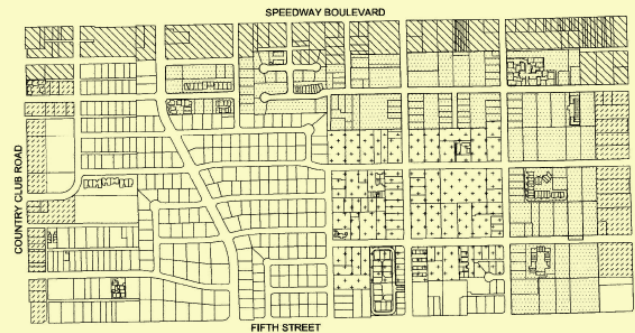
Example Concept Map

June 17, 2008

EXAMPLE: LAND USE CONCEPT MAP from a Neighborhood Plan





Exhibit 2: Miramonte Neighborhood Conceptual Land Use Map

Note: This map is based on, and consistent with, the Alvernon-Broadway Area Plan Conceptual Land Use Map on page 21 of the City of Tucson, Alvernon-Broadway Area Plan (Adopted 1995, Amendments Aug. 1998, Oct. 1998, and Sept. 2000).



Miramonte Neighborhood Conceptual Land Use

Legend

	Low Density Residential
	Medium Density Residential
	High Density Residential
	Office/High Density Residential
	Commercial/Office/High Density Residential



* Area & Neighborhood Plans typically include a map showing acceptable future land uses, which may differ from the current, underlying zoning in some areas. These concept maps (and any accompanying descriptive text) are key in staff reviews of rezoning requests and other select City processes. [See other side for explanation of classification terms that often accompany the concept

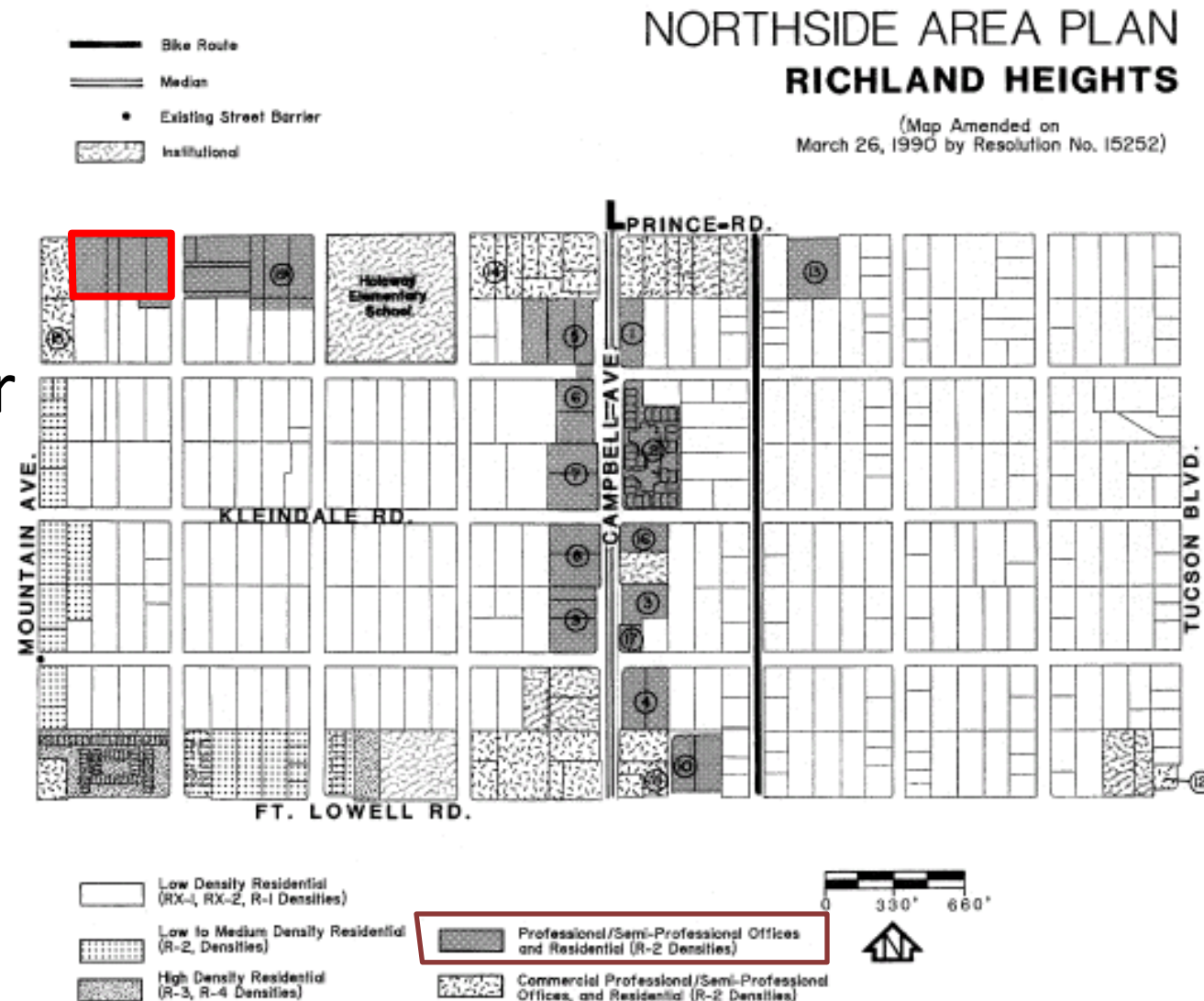
Example of how plans are reviewed

- Proposal for two story commercial and office development



Example of how plans are reviewed

- Review mapped land use guidance for area



Example of how plans are reviewed

- Read through applicable policies in the guiding document
 1. Protect and strengthen visual corridors by requiring any residential development plan calling for more than one story to show a variety of rooflines, clustering units, or mixing both one- and two-story units within the development. Nonresidential uses shall be limited to one story.
 5. Take access from Campbell Avenue and Prince Road to new development projects rather than from local residential streets and coordinate access with street closures and a traffic median, if these are implemented.

Example of how plans are reviewed

- Conclusion
 - Does not conform with the neighborhood plan because
 - Commercial is not an allowed land use for this parcel
 - Intensity of Commercial development doesn't match the policies stated (i.e proposing 2 stories when only 1 story is allowed)
 - Applicant must revise proposal to conform with the neighborhood plan or apply for a plan amendment

What if proposal doesn't conform to the applicable plan?

- Plan Amendment is required for conformity **before application can be processed**
- **Plan Amendment** process includes:
 - Staff review
 - Neighborhood meeting
 - At least 1 Planning Commission study session
 - At least 1 Planning Commission public hearing
 - At least 1 Mayor and Council public hearing

How often do we need Area and Neighborhood Plan Amendments?

- Eight in last five years
 - 2013: 1
 - 2014: 4
 - 2015: 1
 - 2016: 1
 - 2017: 1
- Generally in areas of new growth or where there have been recent transportation projects

How do I know if my plan has been amended?

Front of document

GRANT-ALVERNON AREA PLAN

CITY OF TUCSON
PLANNING DEPARTMENT

September 1999

Este documento se publica en inglés solamente. Para solicitar asistencia en la traducción de este documento, las personas de habla hispana pueden comunicarse con el departamento de Diseño y Planificación Urbana, llamando al 791-4505, o visitando sus oficinas ubicadas en el tercer piso del edificio Mac Arthur, con dirección 345 East Tool Avenue.

Adopted by Mayor and Council – September 27, 1999, Resolution 18396

Amended November 13, 2000, Resolution 18770

Amended June 14, 2004, Resolution 19849

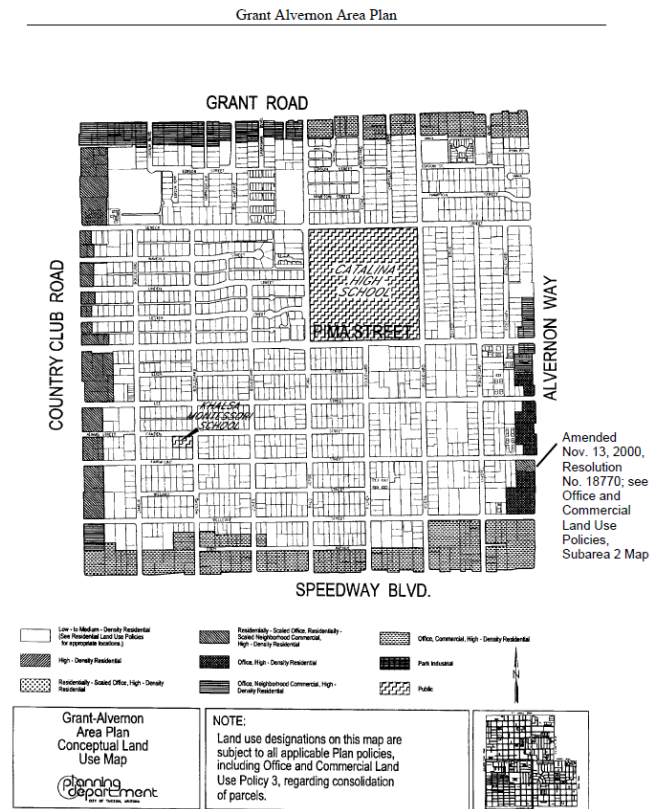
Amended March 20, 2007, Resolution 20609

Amended November 13, 2007, Resolution 20819

Amended September 9, 2009, Resolution 21381

Amended December 19, 2017, Resolution 22846

Concept Map



Questions?