

Subject: Planning and Development Services Newsletter: November 2024
From: "City of Tucson" <Tucson@public.govdelivery.com>
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To: EIGHEKONA@gmail.com



Community Corridors Tool Proposed to Facilitate More Housing, Community Destinations, and Walkable Neighborhoods



The City of Tucson Planning and Development Services Department (PDSD) has released a draft of the [Community Corridors Tool \(CCT\)](#) for public review. Following its release, Mayor Romero kicked off two public meetings where staff presented the proposal, answered questions, and gathered feedback. An online [survey is available](#) for additional input.

The CCT aims to simplify infill development along Tucson's corridors, with a focus on affordable housing and transit-oriented development. It would apply to commercially zoned properties along arterial and collector streets citywide, encouraging mixed-use and midrise housing by reducing parking minimums, adjusting density and setback requirements, and offering height incentives for affordable housing. Proposed changes include updates to zoning for easier permitting of various housing types and simplifying redevelopment of vacant sites.

Important Links:



Boards, Committee, & Commission Meetings

All public meetings are held either virtually or in a hybrid format using Microsoft Teams or Zoom. Check individual meeting agendas for instructions on how to connect or attend meeting and participate.

Board of Adjustment

No November Meeting Scheduled

Design Review Board

Friday, November 15
7:30 a.m.

Outdoor Lighting Code Committee

Wednesday, November 20
9 a.m.

Planning Commission

Wednesday, November 13
6 p.m.

- [Community Corridors Tool Draft](#)
- [Community Corridors Tool Survey](#)

To learn more about the Mayor and Council's direction that resulted in the creation of the CCT and the project, visit the [Community Corridors Tool Website](#).



Additionally, the CCT code package is considering adjustments to [EV charging requirements approved by Mayor and Council in 2022](#), clarifying that they apply only to new parking in expanded sites and offering flexibility for reduced parking through approved plans.

PDSD staff conducted a community survey of the implementation of the regulations to evaluate their effectiveness. Based on the survey results and feedback provided by [Mayor and Council at their September 11, 2024 Study Session](#), areas of potential adjustments to the code were identified. These relate to requirements for site expansion and establishing a path to right size EV requirements when less parking is provided are being proposed.

Staff invites the community to provide feedback on the proposed modifications to Tucson's electric vehicle charging standards by attending the informational meeting below.

Date: Thursday, November 21, 2024

Time: 12 p.m. – 1 p.m.

Location: Virtual - Zoom

[REGISTER HERE](#)

Feedback on the code proposal can be [provided here](#).

Tucson Adopts ADU Amendments to Align with State Requirements

[Tucson-Pima County Historical Commission Plans Review Subcommittee](#)

Thursday, November 14
1 p.m.

[Tucson-Pima County Joint Code Committee](#)

Tuesday, November 12
9 a.m.

[Zoning Examiner](#)

No November Hearings
Scheduled



Metrics & Development Activity

Updated daily at 5 a.m. MST, the [Permit Dashboard](#) allows users to explore permit completion times, permit turnaround times, permits issued turnaround times, permits issued per category, etc.

You can also review the latest [development activity](#) in the City of Tucson for the month of [October](#). Last month, Planning and Development Services issued **1,218** building permits.





On **October 22, 2024**, Mayor and Council adopted updates to Tucson's Accessory Dwelling Unit (ADU) regulations in response to [Arizona House Bill 2720](#). These changes take effect **November 21, 2024**, and ensure the City complies with state standards by **January 1, 2025**.

Key updates allow more ADUs per lot, revise maximum size calculations, adjust height limits, remove minimum parking requirements, and modify setback requirements.

For more information, visit the [ADU code amendment webpage](#).

City of Tucson Advances Adaptive Reuse Standards



The City of Tucson is advancing new regulations for adaptive reuse and multifamily development, prompted by Arizona House Bill (HB) 2297. The bill mandates that municipalities meet specific standards by January 1, 2025.

Tucson's proposed updates would require at least 10% of all commercial, office, or mixed-use buildings considered

Contact Planning and Development Services

Tucson Development Center

pdsdinquiries@tucsonaz.gov

520-791-5550

Building Safety

building_official@tucsonaz.gov

Development Packages or Pre-Applications

CDRC@tucsonaz.gov

Entitlements/Rezoning

rezoning@tucsonaz.gov

Historic

PDSHistoric@tucsonaz.gov

Inspections

PDSDClearances@tucsonaz.gov

Media Inquiries

pdsdcommunications@tucsonaz.gov

Neighborhood Associations

neighborhood@tucsonaz.gov

Plan Tucson

plantucson@tucsonaz.gov

Signs

dsd_signs@tucsonaz.gov

Zoning

zone1.desk@tucsonaz.gov

economically or functionally obsolete to qualify for multifamily or adaptive reuse development by right.

On **October 23, 2024**, the [Planning Commission](#) reviewed these changes in a study session, with a public hearing set for **November 13, 2024**.

More information on the proposed code amendments for adaptive reuse and multifamily development [can be found here](#).

PDSD Makes Continuous Improvements to Provide Property Requests



The City of Tucson maintains certain records for properties within city limits including building plans, permits, and Certificates of Occupancy. Planning and Development Services (PDSD) can provide all available records for properties upon request.

PDSD is pleased to announce significant improvements in records request processing, with current turnaround times now averaging 7-10 days.

Enhancements include the application of geo rules to exclude addresses outside Tucson city limits, allowing requests to be handled with greater accuracy and efficiency. Additionally, automated emails now feature links to relevant resources, simplifying access to necessary information.

Ongoing efforts focus on comprehensive staff training, customer feedback through focus groups, and advancing the digitization of records to further improve efficiency and accessibility.

For public records and building permit records not already available on [Property Research Online \(PRO\)](#), please submit requests through [Tucson Development Center \(TDC\) Online](#) by selecting "Request Property Records" from the apply menu.

Plan Tucson 2025 Draft Update

The Plan Tucson staff is diligently working to refine the Plan Tucson 2025 draft, ensuring it accurately reflects the diverse needs and aspirations of our community before its release.



The team is committed to incorporating feedback from residents. Once the draft is released, staff will offer various engagement opportunities throughout the City of Tucson for community members to share their insights.

These engagement opportunities will invite residents to express their thoughts, ideas, and concerns, ensuring that every voice is heard in shaping the future of Tucson and Plan Tucson 2025.

To learn more about Plan Tucson and stay informed about the process, visit the [Plan Tucson website](#).

Serve Your Community: Opportunities to Become a City of Tucson Board, Committee, or Commission Member



Planning Commission

The Planning Commission has one vacant commission spot, and will have another two vacant positions in the next few months. The Planning Commission is an advisory body that reviews and makes recommendations to the Mayor and Council on zoning code amendments and the amendment of existing or adoption of new land use plans, such as our General Plan or Neighborhood Plans.

Mayor and Council appoint the Commission and have the following requirements for its members:

- Members of the Commission are appointed based on their interest in the City and its future development, particularly as demonstrated by active participation in community affairs directly related to planning issues.
- No member shall hold any city, county, or state elective office or be a permanent employee of the City while appointed to the Commission.

The Mayor has one appointee to the Commission, and each Council Member has two appointees to the Commission; one must reside in their ward, and one may be from anywhere in the city (at-large).

The following are the current and future vacancies on the Planning Commission:

- Ward 2
- Ward 4 (currently open)
- Ward 5

Interested Planning Commission applicants may submit their resume and a letter of intent to PDSD by emailing planningcommission@tucsonaz.gov.

Applications from interested parties will be forwarded to the appropriate Ward offices for their consideration. Mayor and Council make appointments to the Planning Commission.

Board of Adjustment

The Board of Adjustment currently has two vacancies for residents of Wards 4 and 5. The Board of Adjustment is established to hear and decide requests for variances from provisions of the Unified Development Code (UDC), appeals of Zoning Administrator's interpretations, appeals by the applicant from administrative design review decisions, appeals from limited notice procedure decisions and other land use issues as provided by the UDC.

Board of Adjustment facts:

- The Board consists of seven members.

- Each member of the City Council appoints one member, who must reside in the appointing Council Member's ward.
- The Mayor appoints one member, who must be a resident of Tucson.
- No member of the Board shall hold any city, county, or state elected office.
- Members may be reappointed, but cannot serve more than eight continuous years.
- The Board has meetings scheduled monthly and currently meets in a hybrid format.

Interested Ward 4 or 5 residents should contact their [Council Member's office](#) to express their interest.

Join the City of Tucson, Planning and Development Services Team

The City of Tucson Planning and Development Services Department is always looking for new talent as we continue to grow our customer-centric team to help shape the future of Tucson.



Historic Preservation Officer: Promotes the historic preservation program and administers City policies to protect cultural resources. Ensures that City activities comply with cultural resource laws and regulations. Provides information and technical assistance to personnel, elected officials, property owners, and the general public.

Lead Planner: Leads planners in providing support for a variety of land and water use planning projects. Reviews proposed land use for compliance with codes, area plans and policies. Coordinates projects and collects technical information. Assists the public with zoning, land use, or water issues.

If you are interested in learning more about open positions, City of Tucson benefits, or applying to join the City team, browse the [job listing page](#) and find more information on all open positions across the City of Tucson.

Planning and Development Services is a department of the City of Tucson



Planning and Development Services

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