

HOW AREA & NEIGHBORHOOD PLANS ARE USED

Area and Neighborhood Plans (Plans) are consulted by staff of the City of Tucson Planning and Development Services Department (PDSD) in conjunction with a variety of activities. Below is a summary those activities.

■ **Rezoning**

- Applications for rezonings are initially reviewed for compliance with land use and design guidelines in the applicable Plan(s). If the requested rezoning does not comply with land use policies, the need for an *amendment to the Plan* is determined by the Planning Director before the rezoning process can be initiated. Plans may not be amended for one year, after an amendment is approved, without consent of the Mayor & Council.
- If a requested rezoning complies with Plan policies, the rezoning is processed through general agency review. As part of this review, staff may recommend rezoning *conditions* that may modify the requested use or design of the project.
- Plan policies are used to review development plans and subdivision plats related to rezoning requests. This review process is coordinated by the *Community Design Review Committee (CDRC)*.

■ **Flexible Lot Development (FLD)**

Plan policies are used in evaluations of Flexible Lot Development (FLD) subdivisions. An FLD is an option for residential subdivisions to allow for denser, clustered developments in exchange for a project that provides a greater community benefit.

■ **Vacation of City Property**

Plan policies are used in staff review of requests to vacate City property.

■ **Capital Improvement Projects (CIPs)**

Plan policies are used to establish and guide the design of Capital Improvement Projects (CIPs), typically infrastructure projects such as roadways. In some cases it may provide guidance in the interaction between neighborhoods and larger CIPs.

■ **Variances**

Plan policies are used in the formulation of staff's position on requests for variances from the Zoning Code.

■ **Strategic Planning**

Some more recently adopted Plans also function as strategic plans for their Neighborhoods to help guide the implementation of neighborhood physical and organizational improvements.