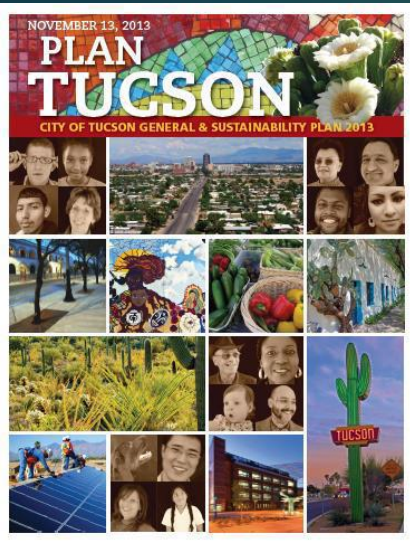


Area & Neighborhood Plans (aka Specific Plans)

SOME THINGS TO KEEP IN MIND





Under City Unified Development Code (UDC), purpose of adopted Specific Plans is to implement the General Plan

UDC, 3.6.2 B Specific Plan A detailed policy plan or regulation that implements the **General Plan** or any of the **elements of that Plan**. Specific plans include subregional, area, and neighborhood plans; the Major Streets and Routes (MS&R) Plan; the Unified Development Code (UDC); and any other similar plan. *[bold added for emphasis]*

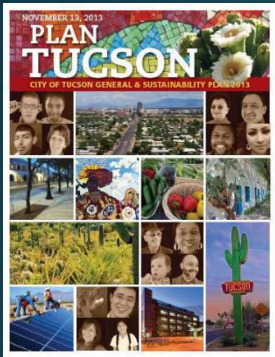


Under City Unified Development Code (UDC), purpose of adopted Specific Plans is to implement the General Plan

UDC 3.6.3 C Specific and MS&R Plans.

The **creation** of a specific plan shall only be initiated by the Mayor and Council.

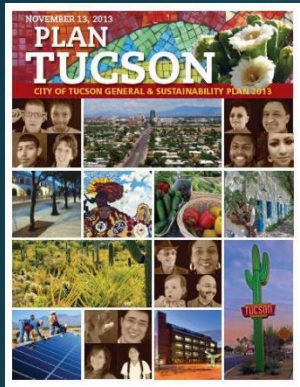
Amendments to a specific plan or the MS&R Plan may be initiated by the Mayor and Council or privately initiated by the owner of property for which an amendment is sought



Focus Areas & Topics

There are a wide range of topics covered and related policies in each of Plan Tucson's three Focus Areas. Many of the topics and policies are applicable to neighborhoods.

THE SOCIAL ENVIRONMENT	THE ECONOMIC ENVIRONMENT	THE NATURAL ENVIRONMENT	THE BUILT ENVIRONMENT
Housing	Jobs & Workforce Development	Energy & Climate Readiness	Historic Preservation
Public Safety	Business Climate	Water Resources	Public Infrastructure, Facilities, & Cost of Development
Parks & Recreation	Regional & Global Positioning	Green Infrastructure	Redevelopment & Revitalization
Arts & Culture	Tourism & Quality of Life	Environmental Quality	Land Use, Transportation, and Urban Design
Public Health			
Urban Agriculture			
Education			
Governance & Participation			



Examples of Policies

- ▶ Identify historic streetscapes and preserve their most significant character-defining features.
- ▶ Protect, restore, enhance, and manage trees for their long-term health, including providing guidance on proper planting, care, and maintenance.
- ▶ Locate housing, employment, retail, and services in proximity to each other to allow easy access between uses and reduce dependence on the car.
- ▶ Create pedestrian and bicycle networks that are continuous and provide safe and convenient alternatives within neighborhoods and for getting to school, work, parks, shopping, services, and other destinations on a regular basis.
- ▶ Promote safe, decent, and affordable housing and neighborhoods that support aging in place.
- ▶ Recognize and strengthen the role of social networks in public safety through increasing lawful activity in public spaces and through information sharing.

Suggested Plan Preparation Activities

(with exception of initiation, which is required)

- ▶ Establishing Purpose of Update
- ▶ Organizing to Prepare Plan
- ▶ Identifying Public Participation Approach
- ▶ Initiating Update or New Plan *(required)*
- ▶ Undertaking Research & Development
- ▶ Amending or Creating the Plan

Working Document PREPARING A NEW NEIGHBORHOOD OR AREA PLAN (aka Specific Plans)
Prepared by City of Tucson Planning & Development Services (PDS), Rev. 4-4-2019

INITIATING A NEW NEIGHBORHOOD OR AREA PLAN	RESEARCH & DEVELOPMENT (Needs, desires, & existing conditions)	PREPARING THE PLAN	PLAN REVIEW & ADOPTION (Power City process)	USE OF PLAN
<p>Identify Purpose of Update</p> <ul style="list-style-type: none"> Why do you want a Neighborhood or Area Plan? What are you goals? Are you looking to include the public process of a Specific Plan, based on both State and City Law, to help implement the goals of the General Plan? 	<p>Establish a Decision-Making Process</p> <ul style="list-style-type: none"> Survey question: "What do you want to know?" Please respond to show interest and engagement(s). Use Draft Vision with public through meetings, on-line, and/or other methods to receive comments. Review Vision Statement and prepare Final Draft Vision for review & approval through your established decision-making process. 	<p>Develop a Vision Statement</p> <ul style="list-style-type: none"> Attend the Application Meetings (held at least two meetings). Complete Application and submit to PDS for review and recommendation. Hold public Neighborhood Meeting (Note: This will be required even if members had meetings with neighborhood members). Staff review & comment on Plan. Review Plan as appropriate. 	<p>Plan Review & Adoption</p> <ul style="list-style-type: none"> City Council will use Neighborhood or Area Plan in reviewing: Neighborhood Special exceptions Variance 	<p>Use of Plan</p> <ul style="list-style-type: none"> City Council will use Neighborhood or Area Plan in reviewing: Neighborhood Special exceptions Variance
<p>Develop a Vision Statement</p> <ul style="list-style-type: none"> Who is spearheading the effort? In there a common theme that will encompass the effort? How are decisions to be made? What are the goals of the effort? What are the objectives of the effort? What are the outcomes of the effort? What are the metrics of the effort? What are the milestones of the effort? What are the deliverables of the effort? What are the responsibilities of the effort? What are the resources of the effort? What are the risks of the effort? What are the opportunities of the effort? What are the challenges of the effort? What are the solutions of the effort? What are the lessons learned of the effort? What are the next steps of the effort? What are the long-term goals of the effort? What are the short-term goals of the effort? What are the immediate goals of the effort? What are the ultimate goals of the effort? What are the core values of the effort? What are the guiding principles of the effort? What are the foundational elements of the effort? What are the structural elements of the effort? What are the operational elements of the effort? What are the behavioral elements of the effort? What are the cultural elements of the effort? What are the social elements of the effort? What are the economic elements of the effort? What are the environmental elements of the effort? What are the political elements of the effort? What are the legal elements of the effort? What are the ethical elements of the effort? What are the moral elements of the effort? What are the spiritual elements of the effort? What are the intellectual elements of the effort? What are the emotional elements of the effort? What are the physical elements of the effort? What are the mental elements of the effort? What are the psychological elements of the effort? What are the physiological elements of the effort? What are the anatomical elements of the effort? What are the biological elements of the effort? What are the chemical elements of the effort? What are the physical elements of the effort? What are the mental elements of the effort? What are the psychological elements of the effort? What are the physiological elements of the effort? What are the anatomical elements of the effort? What are the biological elements of the effort? What are the chemical elements of the effort? 	<p>Develop a Vision Statement</p> <ul style="list-style-type: none"> Attend the Application Meetings (held at least two meetings). Complete Application and submit to PDS for review and recommendation. Hold public Neighborhood Meeting (Note: This will be required even if members had meetings with neighborhood members). Staff review & comment on Plan. Review Plan as appropriate. 	<p>Plan Review & Adoption</p> <ul style="list-style-type: none"> City Council will use Neighborhood or Area Plan in reviewing: Neighborhood Special exceptions Variance 	<p>Use of Plan</p> <ul style="list-style-type: none"> City Council will use Neighborhood or Area Plan in reviewing: Neighborhood Special exceptions Variance 	

Working Document PREPARING AN UPDATED (AMENDED) NEIGHBORHOOD OR AREA PLAN (aka Specific Plans)
Prepared by City of Tucson Planning & Development Services (PDS), Rev. 4-4-2019

INITIATING AN UPDATED NEIGHBORHOOD OR AREA PLAN	RESEARCH & DEVELOPMENT (Needs, desires, & existing conditions)	PREPARING THE PLAN	PLAN REVIEW & ADOPTION (Power City process)	USE OF PLAN
<p>Identify Purpose of Update</p> <ul style="list-style-type: none"> Why do you want to UPDATE your Neighborhood or Area Plan? What are you goals? Are you looking to include the public process of a Specific Plan, based on both State and City Law, to help implement the goals of the General Plan? 	<p>Establish a Decision-Making Process</p> <ul style="list-style-type: none"> Survey question: "What do you want to know?" Please respond to show interest and engagement(s). Use Draft Vision with public through meetings, on-line, and/or other methods to receive comments. Review Vision Statement and prepare Final Draft Vision for review & approval through your established decision-making process. 	<p>Develop a Vision Statement</p> <ul style="list-style-type: none"> Attend the Application Meetings (held at least two meetings). Complete Application and submit to PDS for review and recommendation. Hold public Neighborhood Meeting (Note: This will be required even if members had meetings with neighborhood members). Staff review & comment on Plan. Review Plan as appropriate. 	<p>Plan Review & Adoption</p> <ul style="list-style-type: none"> City Council will use Neighborhood or Area Plan in reviewing: Neighborhood Special exceptions Variance 	<p>Use of Plan</p> <ul style="list-style-type: none"> City Council will use Neighborhood or Area Plan in reviewing: Neighborhood Special exceptions Variance
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City Plan Review & Adoption



- ▶ Planning and Development Services Department (PDSD) Review & Recommendation
 - Pre-Application Meeting
 - Neighborhood Meeting
 - Staff review & comment
 - Plan revised as appropriate
- ▶ Planning Commission Study Session & Public Hearing - Recommendation
- ▶ Mayor & Council Public Hearing

Use of Neighborhood & Area Plans

▶ **City / PDSD will use Plans in reviewing**

- Rezoning
- Special exceptions
- Variances
- Plan revised as appropriate
- Implementing General Plan goals & policies

▶ **Neighborhoods may use Plans to**

- Review rezonings, special exceptions, policies, variances about which they have received notification

▶ **Neighborhoods also may use Plans to**

- Establish Neighborhood Association goals each year
- To pursue grants

Regular Working Update Meetings with PDSD



- ▶ While PDSD resources are limited, staff is committed to making time available for regular update meetings with Neighborhoods preparing new or updated plans, so that possible challenges can be addressed ahead of the City's formal review.



THANK YOU
for sharing your time and
energy on behalf of our
community.