



Development Sub-Committee

AGENDA

Meeting 1: February 2, 2015

3:00 – 5:00 PM, Kachina Conference Room

Schedule	Event	Presenter
3:00 pm	Welcome and Introductions	Bayer Vella
3:10 pm	Packet Review and Meeting Business Review meeting materials Scope and tasks of the group	Elisa Hamblin
3:20 pm	Discussion Amendment criteria: thoughts and impressions Community direction and next steps	Bayer Vella, All
4:00 pm	Brainstorm What are necessary elements of the new amendment criteria?	Bayer Vella, All
4:45 pm	Homework and Next Steps	Elisa Hamblin
4:55 pm	Public Comment Period	Open
5:00 pm	Adjourn	---

Notes:



Development Committee

SUB-COMMITTEE INFORMATION

Meeting Dates:

Monday, February 2, 3:00 – 5:00 pm
Administration Building, Kachina Conference Room

Wednesday, February 18, 3:00 – 5:00 pm
Administration Building, Hopi Conference Room

Members:

- All Your Voice Development Committee members are welcome to attend
- If you are interested, we ask that you commit to attending both meetings and completing the necessary background review and preparation
- Guidelines from the Your Voice Committee Charter apply to the conduct and participation of this group

Tasks:

- Review state law regarding the required amendment process
- Review current requirements in the Focus 2020 General Plan
- Review sample requirements from other cities and towns
- Discuss trends and processes we've seen locally over the last ten years
- Draft new amendment criteria and requirements, within context of the Community's Vision and Guiding Principles
- Discuss implications of amendment criteria within the Town, how they may be used in the future
- Forward recommendations to the Development Committee for review
- Discuss at all-committee review level in April

What's Next:

- If interested, please notify project staff by the end of day on Thursday, January 29. Email Elisa Hamblin at ehamblin@orovalleyaz.gov and Bayer Vella at bvella@orovalleyaz.gov
- The first meeting packet will be emailed on Friday, January 30
- Review all the materials and come prepared to have a productive and collaborative discussion

Town of Oro Valley

To: Development Sub-Committee members
From: Hamblin, Elisa
Cc: Vella, Bayer
Date: 1/28/2015
Re: Research on General Plan Amendment Criteria and Procedures

The following memo is being provided to the Development Sub-Committee members as a reference to assist in the completion of their work.

State Requirements

Question: What does the State of Arizona require of General Plan Amendments?

Findings:

General Plan Update

A **General Plan Update** is the adoption of or re-adoption of one or more elements of the General Plan. This adoption or re-adoption of the General Plan must be approved by an affirmative vote of at least two-thirds of the members of the legislature and ratified by the voters. The State of Arizona requires that the General Plan be updated and ratified by the residents of the municipality at least once every ten years (Growing Smarter/Plus statutes).

Major Amendment Procedure Requirements

The governing body is required to adopt written procedures that must provide **effective, early and continuous public participation** from all geographic, ethnic, and economic areas of the municipality in the development and **major amendment** of General Plans.

Procedures must include:

- a) Broad dissemination of proposals and alternatives
- b) Opportunity for written comments
- c) Public hearings after effective notice
- d) Open discussions, communications programs and information services
- e) Consideration of public comment

Adoption or re-adoption of any General Plan or "major amendment" must be approved with an affirmative vote of at least 2/3 of the members of the legislative body. All major amendments proposed for adoption shall be presented at a single public hearing during the calendar year the proposal is made.

Major Amendment State Definition

For the purposes of this subsection, "major amendment" means a substantial alteration of the municipality's land use mixture or balance as established in the municipality's existing general plan land use element. The municipality's general plan shall define the criteria to determine if a proposed amendment to the general plan effects a substantial alteration of the municipality's land use mixture or balance as established in the municipality's existing general plan land use element.

Minor Amendment State Definition

There are no state requirements or definitions for minor amendments.

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Amendment Criteria

Question 2: What criteria does the Town of Oro Valley require of General Plan Amendments? How does this compare to other municipalities of Arizona?

Findings:

See Table 1 (pages 4-6) which contains the “major” and “minor” amendment criteria and structure of select Arizona municipalities: Oro Valley, Flagstaff, Scottsdale, and Tucson. These cities were examined to illustrate a range of approaches across the State.

Oro Valley

The current general plan, *Focus 2020*, states that “an amendment is any change that occurs between the scheduled Plan updates. Such amendments may involve a **change to the Land Use Map** for specific properties or a change to the **text** within an existing element of the Plan.” This means that amendments have been accepted for submittal between *Focus 2020* ratification in November 2005, and commencement of the 2015 scheduled Plan update. Any new amendment submittals must wait until 2016 when voters either ratify the new General Plan or fail to approve the new General Plan (in which case the current plan remains in effect).

Flagstaff

Flagstaff considers **parcel size related to the current and proposed land use** change. This method is intended to ease the path of amendments that follow the General Plan (minor amendments), and more closely consider amendments that do not (major amendments).

Scottsdale

Scottsdale, like Oro Valley, considers both the current and proposed land use changes by category. It also considers **parcel size related to planning zone** (see Figure 3). This allows it to restrict land use changes in specific areas of town by parcel size (by either 10 or 15 acres or more).

Tucson

Tucson major amendment criteria references the Future Growth Scenario Map and development to parcels 65 acres or more. The **Future Growth Scenario Map** technique (see Figure 5), guides public and private growth investments in new/underdeveloped areas such as campuses, mixed-use corridors, and potential annexation area in order to accommodate Pima Association of Government’s 2040 population projection. It recognizes existing, stable neighborhoods and areas, and offers a non-regulatory starting place to consider refinement of existing plans and future specific planning.

Analysis:

Under Oro Valley’s current amendment criteria under *Focus 2020*, major amendment criteria focuses on the Urban Services Boundary and land use changes that don’t reflect the “open space/rural community character” of Oro Valley. Minor amendment criteria focuses on land use contiguous to existing or pre-annexation land use for parcels 5 acres or less. The attention paid to land use and urban services directly reflects the limited size of Oro Valley, and acts like an urban growth boundary. However, the area size criteria, that all parcels over 5 acres are automatically considered a Major amendment, is particularly stringent. None of the other examined municipalities have major/minor criteria distinctions for lots under 10 acres.

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Table 1: General Plan Amendment Criteria

	“Major” Amendment	“Minor” Amendment
Oro Valley	Emphasizes natural beauty and rural/low-density lifestyle, contiguous land uses. All parcels over 5 acres are considered “major”.	
<i>General Plan: Focus 2020</i>	Major: based on the utility boundary and change of land use (favoring open space, parks, rural low-density, and neighborhood commercial and office).	Minor: parcels ≤ 5 acres that are contiguous to existing land use, conform to existing land use or previous zoning.
	One or more of the criteria: <ul style="list-style-type: none"> All amendments beyond the Urban Services Boundary (USB) will be major amendments. All other amendments will be determined based on Figure 1, the General Plan Amendment Matrix. Further specification from Oro Valley Zoning Code <ul style="list-style-type: none"> A change in land use designation that is expressed as a major amendment in Figure 1, unless the proposal meets the criteria listed in 22.2.C.2.b or 22.2.C.2.c. Text changes that add or rescind any element, policy, objective or goal to the Plan. Text changes that substantially alter the intent of any element, policy, objective or goal. 	Any text or map change that does not meet the criteria for a major amendment. Additional criteria for a minor amendment include: <ul style="list-style-type: none"> All amendments that are five acres or less in size and that are contiguous to like existing land use categories will be minor amendments. All amendments to the Land Use Map to bring its designations into conformity with either existing land uses or Pima County zoning at the time of the annexation to the Town of Oro Valley will be minor amendments. Further specification from Oro Valley Zoning Code <ul style="list-style-type: none"> Any change in land use designation that is expressed as a minor amendment in Figure 1. Text changes that clarify any portion of an element, policy, objective or goal without substantially altering the intent. Public schools are not subject to the amendment process.
Flagstaff	Categorizes amendment proposals, then distinguishes between “major” and “minor” proposal criteria.	
<i>Regional Plan 2030: Place Matters</i>	Major: Utility, particular land use change and associated “greater than” area size, conservation land protection, densify economic activity on/near existing centers, corridors, and streets.	Minor: land use change for smaller parcels (typically 10-20 acres or less), continue economic activity densification.
	Urban Growth Boundary <ul style="list-style-type: none"> Any expansion of the urban growth boundary that requires an expansion of utility infrastructure as determined in an utility analysis. Area Types <ul style="list-style-type: none"> Any change to the boundaries of employment areas to urban, suburban, or rural area types. Urban to suburban greater than 10 acres. Urban to rural of any size. Suburban to urban greater than 10 acres. 	Urban Growth Boundary <ul style="list-style-type: none"> Any expansion of the urban growth boundary if there is no expansion of utility infrastructure as determined in a utility analysis. Area Types <ul style="list-style-type: none"> Any change from urban, suburban, or rural types to employment area type. Urban to suburban less than or equal to 10 acres. Suburban to urban less than or equal to 10 acres. Suburban to rural less than or equal to 5 acres.

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	<ul style="list-style-type: none"> • Rural to suburban greater than 20 acres. • Rural to urban of any size. <p>Open Space</p> <ul style="list-style-type: none"> • Any reduction to the boundary of land purchased for conservation. <p>Activity Centers & Corridors</p> <ul style="list-style-type: none"> • Any commercial activities proposed outside of the activity center and along a corridor that is not contiguous to the activity center. • Addition of a new activity center. • Addition of a corridor or great street. • Extension of a corridor or great street more than a ¼ mile in length. <p>Other</p> <ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> • Rural to suburban less than or equal to 20 acres. <p>Open Space</p> <ul style="list-style-type: none"> • Any expansion of land for conservation (assuming no regional plan amendment fee). <p>Activity Centers & Corridors</p> <ul style="list-style-type: none"> • Any commercial activities proposed outside of the activity center that are contiguous to the activity center. • Any commercial activities proposed outside of the activity center that are not contiguous but are located on a great street or corridor. • Development of existing activity center or corridor. • Relocation of an activity center within the same general area. • Minor adjustments to an activity center or corridor pedestrian shed. • Extension of a corridor or great street ¼ mile in length or less. <p>Other</p> <ul style="list-style-type: none"> • Proposed policy (text) changes to the General Plan and other land use plans, such as Open Space Plan, Parks & Recreation Plan, etc.
<p>Scottsdale</p> <p><i>General Plan: Future in Focus</i></p>	<p>Major: Any amendment that compromises the spirit and intention of mission statement, categorized into the following.</p> <p>Change in Land Use</p> <ul style="list-style-type: none"> • Natural Open Space/Rural Neighborhood into Urban Neighborhood/Resort and Tourism <p>See Figure 2: Scottsdale Change in Land Use Table</p> <p>Area of Change</p> <p>A change in the land use designation that includes the following gross acreages:</p> <ul style="list-style-type: none"> • Planning Zones A1, A2, B <ul style="list-style-type: none"> ○ 10 acres or more • Planning Zones C1, C2, C3, D, E1, E2, and E3 <ul style="list-style-type: none"> ○ 15 acres or more <p>See Figure 3: Scottsdale Five Planning Zones Map.</p> <p>Character Area</p> <ul style="list-style-type: none"> • A proposal to change the land use category that does not clearly demonstrate compliance with the guidelines and standards embodied within an approved character area plan 	<p>Minor: An amendment that does not meet the “major” amendment criteria is considered a “non-major” amendment.</p> <p>Area of Change</p> <p>There exist acreage criteria overriding incentives. Any amendment that meets stated conditions will <i>not</i> be considered a major amendment.</p>

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	<p>See Figure 4: Scottsdale Character Area Map Water/Wastewater Infrastructure</p> <ul style="list-style-type: none"> • A proposal to change the planned land use category that results in premature increase in size of master planned water transmission or sewer collection facility. 	
<p>Tucson</p> <p><i>General & Sustainability Plan 2013: Plan Tucson</i></p>	<p>Major: Changes or additions to the Future Growth Scenario Map, consistent land use proposals, +65 acres.</p>	<p>Minor: All other amendments.</p>
	<ul style="list-style-type: none"> • The site of a development proposal is not covered by an adopted specific plan. • The Future Growth Scenario Map Building Block designation for the site as depicted on the Future Growth Scenario Map must be changed to maintain consistency with the development proposal. • The proposed development site consists of 65 or more acres. 	<p>All amendments to Plan Tucson that are not a new or re-adopted general plan or a major amendment are considered minor amendments and shall be processed in accordance with State and City of Tucson regulations concerning timing, notice, public hearing, and action.</p>

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Amendment Process

Question 3: What process does the Town of Oro Valley require of General Plan Amendments? How does this compare to other municipalities of Arizona?

Findings:

See Table 2 (pages 9-10) for major and minor amendment processes by Arizona municipalities.

The Oro Valley amendment process, outlined by the General Plan *Focus 2020*, differs from other Arizona municipalities in two major ways:

1. Major Amendment: Shall include two Neighborhood Meetings, one prior to the Planning and Zoning Commission Hearing, and one prior to the Town Council Hearing.
2. Minor Amendment: May only be submitted during two, two-month periods of the year.

Furthermore, the amendment process outlined by the General Plan *Focus 2020* is in conflict with the Oro Valley Zoning Code. The Oro Valley Zoning Code states that:

1. Major Amendment:
 - a. At least two (2) neighborhood meetings should be provided prior to submittal of a formal application for all changes to the Land Use Map. If there are any substantive changes to the application after formal submittal, and additional neighborhood meeting will be required
 - b. Neighborhood meetings must occur not more than two (2) months prior to submittal. The meetings must be facilitated by Town of Oro Valley staff.
2. Minor Amendment: May be submitted at any time of the year.

In the case of conflicts such as this, the Oro Valley Zoning Code is followed.

Analysis:

Two Neighborhood Meetings

The inclusion of two Neighborhood Meetings in the major amendment application process goes beyond the Arizona State requirements of dissemination of information and public outreach, and supports the neighbor-as-stakeholder character of Oro Valley. Furthermore, it provides a 'feedback loop', as neighbors can give feedback at the first meeting, applicants can respond to neighbor and Planning Hearing feedback privately, then bring proposal adjustments to the second Neighborhood Meeting to strengthen the communication and relationship with surrounding neighbors. However, no other Arizona municipalities we examined require two Neighborhood Meetings.

The General Plan's recommendation for the two Neighborhood Meetings to occur prior the Planning and Zoning Commission Hearing and prior to the Town Council Hearing suggest that these meetings were intended to keep neighbors informed of any proposal adjustments prompted by the Planning and Zoning Commission Hearing. The Zoning Code Neighborhood Meeting schedule is required to be in close proximity with submittal, before hearings, and if there are substantial changes suggests. This suggests that the current amendment process is intended to more closely involve neighbors through the entire amendment process, proposal adjustments, and keep them informed. The conflict between the General Plan and the Zoning Code may warrant review to ensure efficient and effective amendment process and communication.

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Minor Amendment Submittal Windows

The General Plan requirement that minor amendments be submitted during one of the two, two-month periods of the year is different from the other Arizona municipalities reviewed. The other municipalities currently allow minor amendments to be submitted at any time. The two submittal periods were reflective of the development climate of Oro Valley in 2005. Now, there is less land to be developed, parcels are smaller, and the type of development the economic climate of Oro Valley can support is quite different. The Zoning Code reflects this change by allowing minor amendments to be submitted at any time during the year. The minor amendment submittal process conflict between the General Plan and Zoning Code may warrant further review to ensure it adequately reflects the current development and economic climate while ensuring efficiency.

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Table 2: General Plan Amendment Process

	Major Amendment Process	Minor Amendment Process
Oro Valley <i>General Plan: Focus 2020</i>	<ol style="list-style-type: none"> 1. Application Submittal (January 1st to April 30th*) 2. Public Notification <ul style="list-style-type: none"> • Town policies for notification of General Plan amendments must be followed in notifying property owners of a neighborhood meeting. * (state law) • Public notification for all public hearings shall be given not less than fifteen (15) days prior to the scheduled hearing date. * (state law) 3. Neighborhood Meeting <ul style="list-style-type: none"> • Prior to submittal of a formal application for all changes to the Land Use Map. * • If there are any substantive changes to the application after formal submittal, an additional neighborhood meeting will be required. * • Must occur no more than two (2) months prior to submittal. * 4. First Planning and Zoning Commission Hearing (state law) 5. Neighborhood Meeting (same Zoning Code specification as above) 6. Second Planning and Zoning Commission Hearing (state law) 7. Town Council Hearing (toward end of year *) (state law) 8. Town Council Adoption or Denial of Resolution <ul style="list-style-type: none"> • Adoption of major amendment requires two-thirds (2/3) vote of the Town Council. * (state law) <p>* Indicates further specification from the Oro Valley Zoning Code</p>	<p>May only be submitted during two, two-month periods of the year so that they may be coordinated.* Text amendments may not require neighborhood meetings.*</p> <ol style="list-style-type: none"> 1. Application Submittal 2. Public Notification <ul style="list-style-type: none"> • Town policies for notification of General Plan Amendments must be followed to achieve a neighborhood meeting. * 3. Neighborhood Meeting <ul style="list-style-type: none"> • At least one (1) neighborhood meeting must be provided prior to submittal of a formal application for all proposed changes to the Land Use Map. * • Additional meetings for text amendments may be required at the discretion of the Planning and Zoning Administrator. * 4. Formal Application Submittal 5. Planning and Zoning Commission Hearing 6. Town Council Hearing 7. Town Council Adoption or Denial of Resolution <p>* Indicates further specification from the Oro Valley Zoning Code</p>
Flagstaff <i>Regional Plan 2030: Place Matters</i>	<p>Approx. 10 Months</p> <ol style="list-style-type: none"> 1. Pre-application meeting (deadline April 1st) 2. Neighborhood Meeting 3. Application Completed (deadline May 1st) 4. DRB completed review of conceptual application and returns comments 5. Regional Plan Application submittal 6. Final Application submittal (deadline July 1st) 	<p>Same process, no deadlines. May be presented at any time of the year, and may be applied for concurrent to a rezoning request.</p>

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	<ol style="list-style-type: none"> 7. Staff review and analysis 8. City hosted public meetings 9. Planning Commission Public Hearing 1 (October) 10. Planning Commission Public Hearing 2 11. City and Council Public Hearings (December) 12. City and Council Adoption or Denial of Resolution 	
<p>Scottsdale</p> <p><i>General Plan: Future in Focus</i></p>	<ol style="list-style-type: none"> 1. Pre-Application meeting 2. Neighborhood Meeting/Public Notice 3. Application Completed (Deadline in April) 4. City Review 5. Revisal of any issues 6. Development Review Board hearing 7. Information distributed to public for PC Hearings 8. PC Remote Hearing 9. PC Hearing 10. CC Hearing 	<p>May be presented at any time of the year.</p> <ol style="list-style-type: none"> 1. Pre-Application meeting 2. Neighborhood Meeting/Public Notice 3. Application Completed 4. City Review 5. Revisal of any issues 6. Development Review Board hearing 7. Information distributed to public for PC Hearing 8. PC Hearing 9. CC Hearing
<p>Tucson</p> <p><i>General & Sustainability Plan 2013: Plan Tucson</i></p>	<ol style="list-style-type: none"> 1. Pre-Application meeting 2. Neighborhood Meeting 3. Application Completed 4. Planning Commission study session 5. Planning Commission public hearing 6. Mayor and Council public hearing 7. Mayor and Council decision 8. Denied: request to reconsider, or appeal, or applicant complies with adopted plan policy <p>Approved: Applicant may proceed with rezoning</p>	<p>Same process, no deadlines. May be presented at any time of the year.</p>

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Conclusion

The main question with the current Oro Valley amendment criteria is that all parcels over five acres to change in land use are considered major amendments. This was intended to give the Town more oversight in enforcing the values set in the Oro Valley General Plan Amendment Matrix (see Figure 1). However, from the research presented above there are other effective amendment criteria that can strive to guide land use changes towards the overall vision of a general plan.

As stated through this memo, the following alternatives and conflicts could be examined through the committee process:

The **General Plan Amendment Matrix** should be reevaluated and updated to reflect the current land use makeup of the Town and the desired land uses of the residents, as expressed in Phase 1 of *Your Voice, Our Future Project*. This matrix could either be reincorporated into the new General Plan, or can serve as guiding material for alternative amendment criteria.

If the General Plan Amendment Matrix is to be used as major/minor amendment criteria, the option of **associating parcel size to current and proposed land use change** could be considered. See Flagstaff's major and minor amendment criteria in Table 1 (pages 4-6). The parcel size associated with each land use change should reflect the needs expressed by residents and the overall vision of the General Plan.

Alternatively, the major/minor amendment criteria could **associate parcel size with planning zones**, as Scottsdale has done (see Figure 3). This option would require careful drawing of planning zones and intense analysis to justify the associated area size.

The major amendment process requirement of **two Neighborhood Meetings** may warrant review, as there is a conflict between the General Plan and Zoning Code. This requirement should be efficient, effective, and reflect the community character.

The **minor amendment process submittal window** conflicts between the General Plan, which requires submittal in one of two two-month periods, and the Zoning Code, which allows submittal at any time in the year. The minor amendment process submittal timing could be examined to ensure it reflects the current economic and development climate, and is an efficient and effective process.

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Figure 1: Oro Valley General Plan Amendment Matrix

Major/Minor Amendment Criteria: Change in Land Use

Table 1: General Plan Amendment Matrix													
Existing Designation ^{1,4} (Change From)	Proposed Designation (Change To)												
	R-LDR	LDR1	LDR2	MDR	HDR	MPC	RGC	NCO	CRC	COP	PSP& SCH	PARK	OS
R-LDR	✕	■	■	■	■	■	■	■	■	■	■		
LDR1		✕		■	■	■	■	■	■	■	■		
LDR2			✕	■	■	■	■	■	■	■	■		
MDR				✕	■	■			■	■	■		
HDR					✕	■			■				
MPC ²	See footnote #2 below												
RGC	■	■	■	■	■	■	✕		■	■			
NCO	■	■	■	■	■	■		✕	■	■		■	
CRC	■	■	■	■	■	■			✕		■		
COP				■	■					✕	■		
PSP and SCH ³						■					✕		
PARK	■	■	■	■	■	■		■	■	■	■	✕	
OS	■	■	■	■	■	■	■	■	■	■	■		✕

Major Amendment

Minor Amendment

No Amendment

Notes:

1. For a complete definition of the land use designations, please refer to page 30.
2. Amendments to areas designated as MPC will be treated, per the General Plan Amendment Matrix Table, based on the land use and density of the MPC designation. If no specific land uses and densities are called out for the MPC (see Special Area Policies starting on page 35), it will be treated, for the purpose of an amendment only, as MDR and NCO (no more than 10%).
3. Excluding Public Schools. Public schools are not subject to the amendment process.
4. See Special Area Policies starting on page 35.

Figure 1: Oro Valley General Plan Amendment Matrix, Oro Valley General Plan, "Focus 2020", 2005

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Figure 2: Scottsdale Change in Land Use Table

Major Amendment Criteria: Change in Land Use

	To:	Group A	Group B	Group C	Group D	Group E
From:	Land Use Plan Category					
Group A	Rural Neighborhoods Natural Open Space		Yes	Yes	Yes	Yes
Group B	Suburban Neighborhoods Developed Open Space Cultural/ Institutional or Public Use			Yes	Yes	Yes
Group C	Urban Neighborhoods Resorts/Tourism	Yes				Yes
Group D	Neighborhood Commercial Minor Office Minor Employment	Yes	Yes			Yes
Group E	Commercial Office Employment Mixed Use Regional Use Overlay	Yes	Yes			

Figure 2: Scottsdale Change in Land Use Table, Scottsdale General Plan, "Future in Focus", 2001

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Figure 3: Scottsdale Five Planning Zones

Major Amendment Criteria: Area of Change

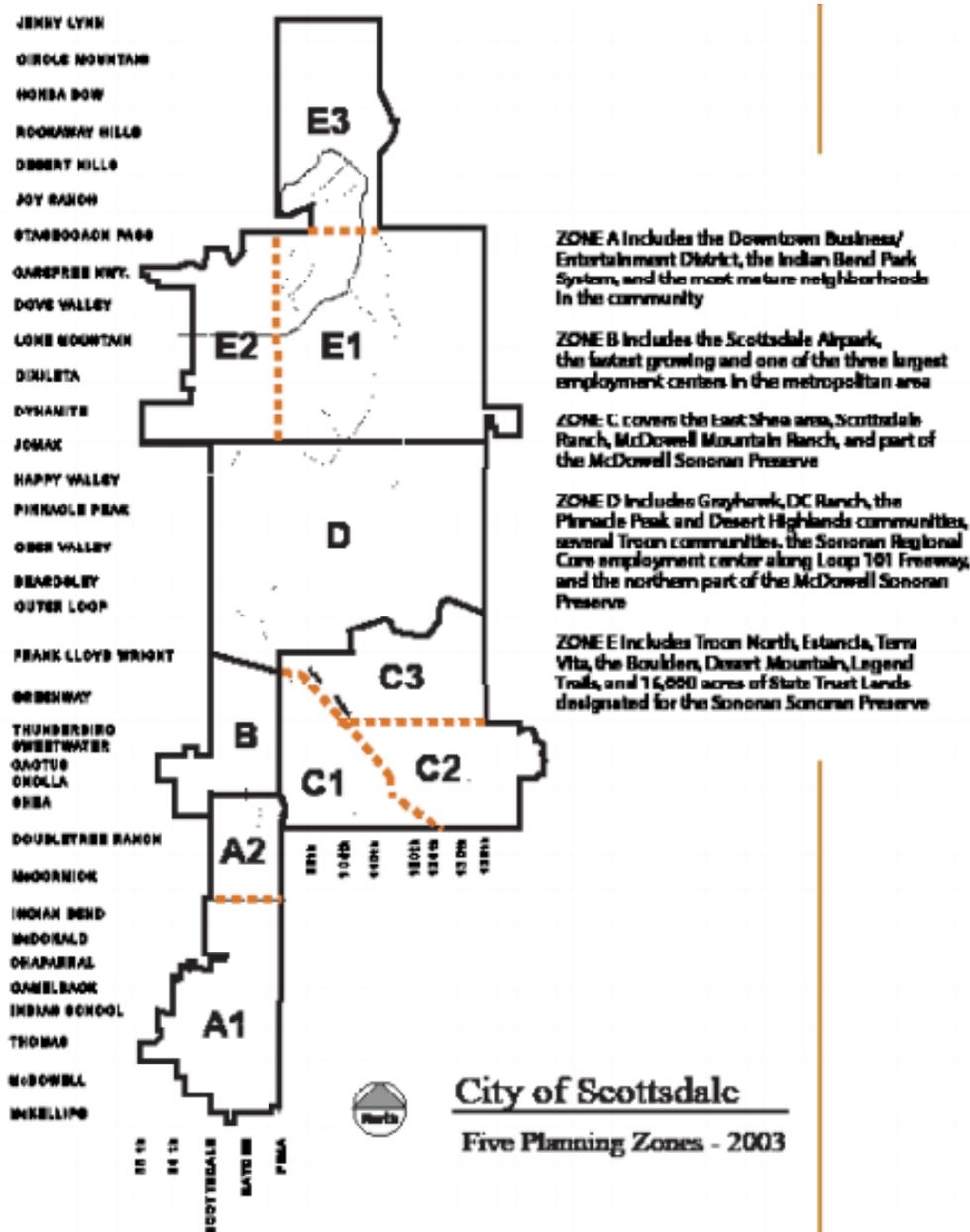


Figure 3: Scottsdale Five Planning Zones, Scottsdale General Plan, "Future in Focus", 2001

A change in the land use designation that includes the following gross acreages:

- Planning Zones A1, A2, B
 - 10 acres or more
- Planning Zones C1, C2, C3, D, E1, E2, and E3
 - 15 acres or more

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Figure 4: Scottsdale Character Area Map
Major Amendment Criteria: Character Area

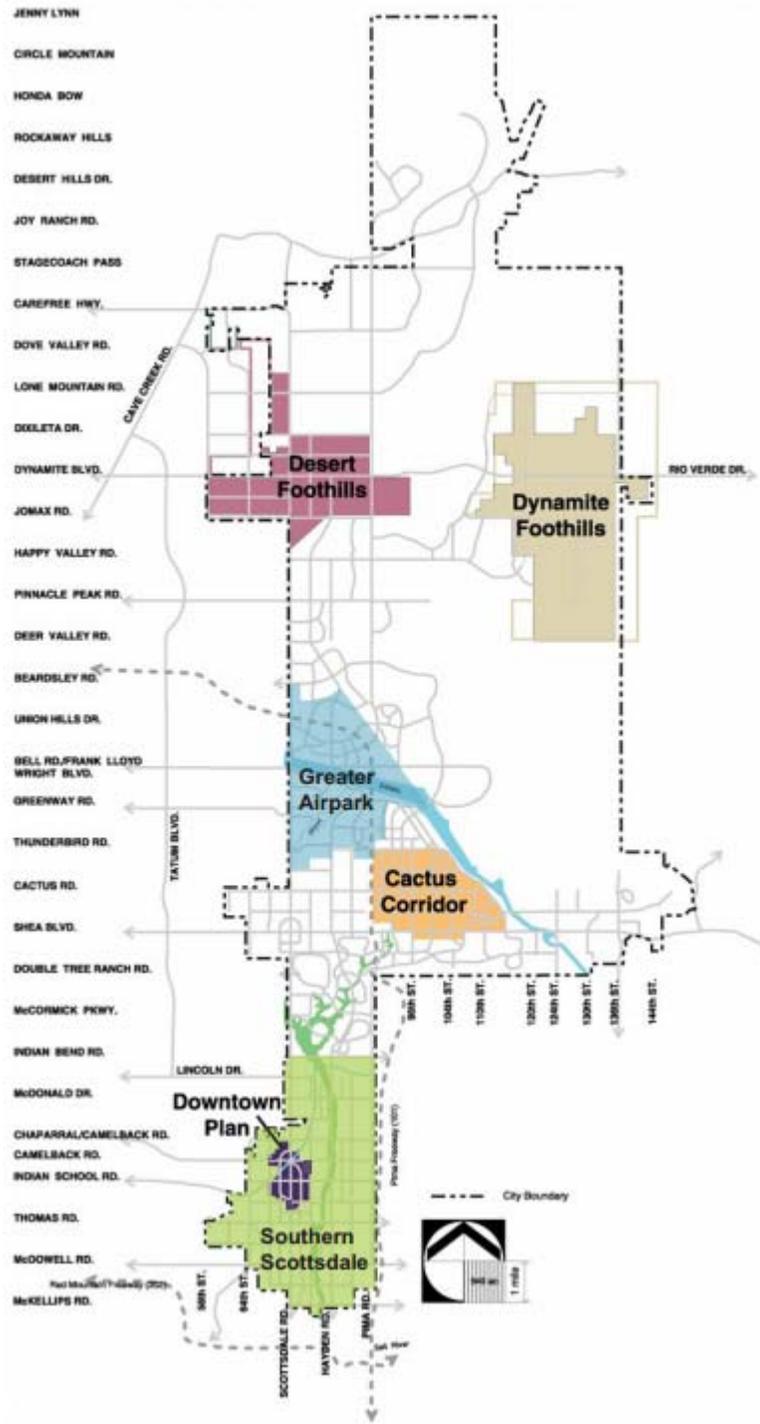
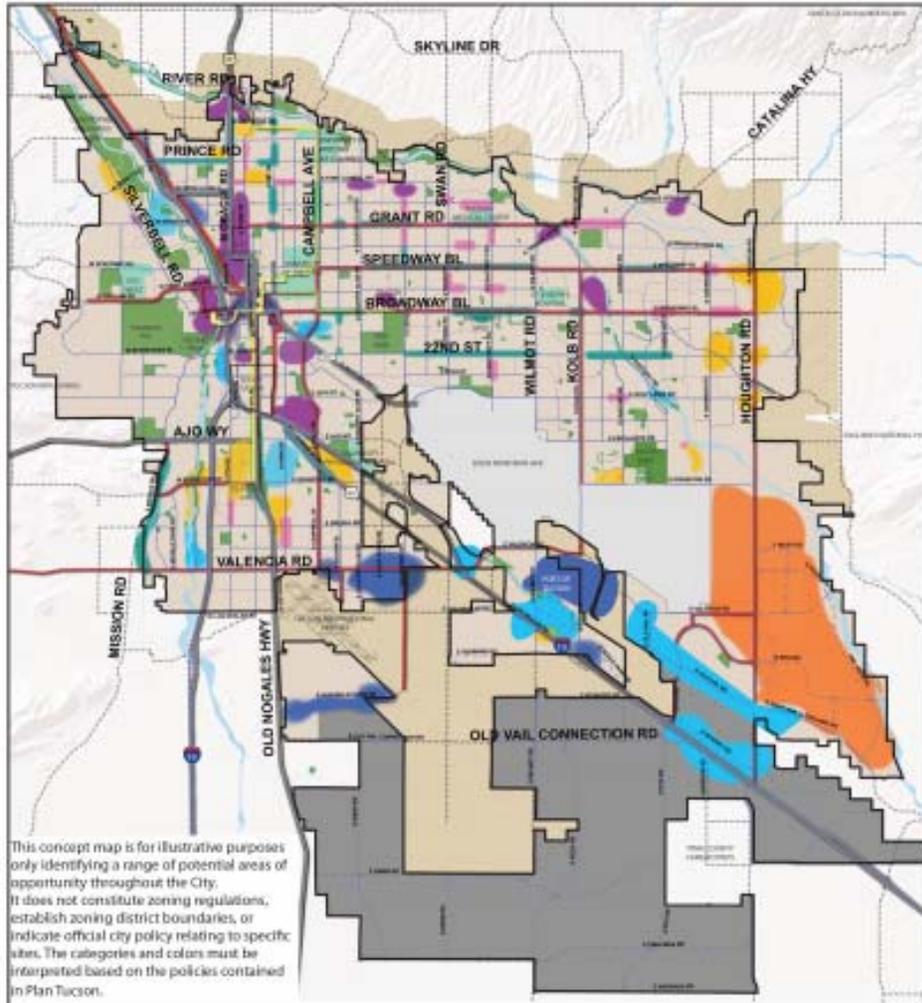


Figure 4: Scottsdale Character Area Map, Scottsdale General Plan, "Future in Focus", 2001

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Figure 5: Tucson Future Growth Scenario Map
Major Amendment Criteria: Land Use Change

Map and legend colors may vary slightly from each other. Colors may also vary depending on printer used.

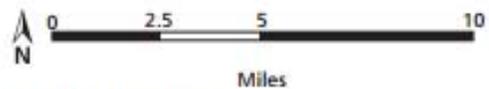


This concept map is for illustrative purposes only identifying a range of potential areas of opportunity throughout the City. It does not constitute zoning regulations, establish zoning district boundaries, or indicate official city policy relating to specific sites. The categories and colors must be interpreted based on the policies contained in Plan Tucson.

Source: City of Tucson IT-GIS Section. Map as of 07/09/2013.
Map available on-line at www.tucsonaz.gov/plan/tucson

Building Blocks
(See Exhibit LT-8 for general descriptions of the building blocks.)

- Existing Neighborhoods
- Neighborhoods with Greater Infill Potential
- Neighborhood Centers
- Downtown
- Business Centers
- Mixed-Use Centers
- Mixed-Use Corridors
- Campus Areas
- Industrial Areas
- Houghton Corridor Area
- Southlands
- Potential Annexation Areas



- Existing Parks/Open Space
- City of Tucson Boundary
- From Major Streets and Routes Plan**
 - Future Roads
 - County Major Routes
 - Major Highways
 - Major Roads
- From 2040 Regional Transportation Plan**
 - Planned Bus Routes (BRT, Express and Circulator)
 - Planned Streetcar
 - Planned Commuter/Intercity Rail

Figure 5: Tucson Future Growth Scenario Map, General and Sustainability Plan, "Plan Tucson", 2013