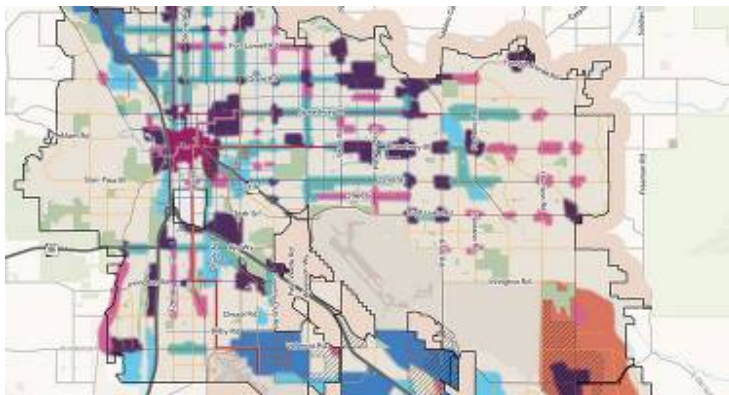


Subject: Planning and Development Services Newsletter: May 2024
From: City of Tucson <Tucson@public.govdelivery.com>
Date: 5/23/2024, 3:07 PM
To: EIGHEKONA@gmail.com



Input Needed: Share your Thoughts on the Future of Tucson

Plan Tucson invites all community members to participate in the following activities: the Future Growth Scenario Map, the Draft Policies Survey, and the Developmental Guidelines Survey. These are crucial steps in updating the City's General Plan. This long-range policy document is central to defining the future of Tucson, addressing vital areas such as housing, transportation, climate action, and growth.



Future Growth Scenario Map Survey

Tucson has a rich history, but we must evolve to meet the needs of our developing community. As our city continues to grow, we must balance resources while meeting our housing demands.

The Plan Tucson team has drafted the Future Growth Scenario Map using the community's ideas and extensive city data.

We encourage the community to explore the draft scenario mapping tool and contribute your thoughts and ideas at www.plantucson.org/future-growth.

Your input is crucial in shaping the future of our city.



Board, 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 June meeting scheduled

[Design Review Board](#)

Friday, June 7

7:30 a.m.

[Outdoor Lighting Code Committee](#)

No June meeting scheduled

[Planning Commission](#)

Wednesday, June 5

6 p.m.

[Tucson-Pima County Historical Commission](#)

Wednesday, June 12

12 p.m.

[Tucson-Pima County](#)



Draft Policies Survey

During Phase 2 of the Plan Tucson update, working groups and community forums helped the Plan Tucson team get insight from our community on goals and how we could accomplish them.

Using feedback from the community, the Plan Tucson team presented goals and suggested pathways to achieve those goals during Fall 2023 and Spring 2024. The team matched these inputs to policies from Plan Tucson 2013 and other plans adopted in the City over the last ten years. These policies were presented and discussed in thematic-based working groups. Feedback from working groups and community forums was used to complete a round of revisions.

There are 20 draft goals, each with a survey asking for feedback on how well the current draft of policies will achieve the goal. [You can provide feedback](#) on as many goals as you'd like. The Plan Tucson team will use this feedback to continue revising the policies included in the plan's initial draft.



Developmental Guidelines Survey

[Historical Commission Plans Review Subcommittee](#)

Thursday, June 13
Thursday, June 27
1 p.m.

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

Tuesday, June 11
9 a.m.

[Zoning Examiner](#)

Thursday, May 23
Thursday, June 6
Thursday, June 20
Thursday, June 27
6 p.m.

PDS Metrics & Tucson 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 [development activity](#) in the City of Tucson for the month of [April](#). Last month Planning and Development Services Department issued 1,092 building permits.

Each Building Block presented on the Future Growth Scenario Map includes a set of [Developmental Guidelines](#) used by planners in the City's entitlements team when a proposed rezoning occurs. The development guidelines give technical specifics on what to look for in a rezoning application, including how the proposed rezoning would integrate into the surrounding areas, transportation concerns, and much more.

The surveys are geared to gather your input on the draft guidelines to ensure that each building block's character reflects the community's vision.

Developmental Guidelines Virtual Office Hours are being hosted to better explain how to provide feedback on the Developmental Guidelines and how they help shape Tucson. Please click on the desired date and time to join the virtual meeting.

- [5/23, 2 p.m. - 4 p.m.](#)
- [5/28, 8 a.m. -10 a.m.](#)
- [5/30, 12 p.m. -1:30 p.m.](#)
- [5/31 2 p.m. - 4 p.m.](#)

The [Future Growth Scenario Map Survey](#), [Developmental Guidelines Feedback Survey](#), and [Draft Policy Surveys](#) all close on **June 2, 2024**. The team will have an initial draft of the general plan ready for public review this fall.

For a better understanding of Plan Tucson and a summary of the progress made in Phases 1 and 2, visit plantucson.tucsonaz.gov. We value your questions and input, so don't hesitate to email plantucson@tucsonaz.gov to get involved in the process or to seek clarification.

Proposed Development Fee Increase Public Hearing Scheduled for June 18



[On April 9, 2024](#), City of Tucson Mayor and Council gave

notice of intention to revise development rates and fees for Planning and Development Services (PDSD) customers. PDSD will conduct outreach to development stakeholders and the community to gather feedback regarding the proposed fee increase before the **June 18, 2024**, Mayor and Council Public Hearing.

The proposed development review fee increases would affect PDSD, the Department of Transportation and Mobility (DTM), and Tucson Fire. The fee increase is generally 3.5% in FY2025 and 3.5% in FY2026. The community is invited to review the [Year One Proposed Redline Fee Schedule](#) and the [Year Two Proposed Redline Fee Schedule](#). We also ask the community to leave feedback [via this online form](#).

May is Building Safety Month



Mayor Regina Romero proclaimed May 2024 as [Building Safety Month during the council meeting on May 7](#). Planning and Development Services (PDSD) staff and partners in the development community proudly accepted the proclamation.

Throughout May, PDSD, in coordination with the International Code Council (ICC), is participating in the 44th Annual Building Safety Month, a global campaign that focuses on educating the public about the importance of building codes in ensuring the safety of their living and working environments. In addition to highlighting the need to adopt and update building codes, Building Safety Month celebrates the professionals who ensure these standards are met year-round.

This year's theme is "Mission Possible," with a push towards getting people involved in all aspects of building safety. Throughout the month, PDSD invites Tucson, residents to help spread the word about building safety by utilizing resources from the ICC and sharing safety tips.

Read the full proclamation and learn more about Building Safety Month: <https://bit.ly/PDSDBSM>.

Planning and Development Services Wins Award of Distinction



PDS was recently honored with the Award of Distinction at the [Metropolitan Pima Alliance \(MPA\) Common Ground Award Ceremony](#). This accolade highlights PDS's exceptional efforts to improve the customer experience, promote transparency, and foster sustainable growth through initiatives such as the Casita Model Plan Design Competition, Permit Review Lanes, and the Permit Dashboard.

[Casita Model Plan Design Competition](#)

PDS was awarded an AARP 2023 Community Challenge grant for this competition to address the need for affordable and accessible housing. In collaboration with AIA Southern Arizona, PDS invited designers to submit ADU (Accessory Dwelling Unit) designs, resulting in 63 submissions. A jury selected 10 designs to feature in the Casita Model Plan Library, offering homeowners pre-approved plans to simplify and reduce barriers to building casitas, thereby enhancing Tucson's housing options.

[Permit Review Lanes](#)

Launched in August 2023, the Permit Review Lanes initiative streamlined the permit review process, significantly reducing review times. PDS introduced targeted review times based on project scale, enabling faster approvals for smaller projects. Notably, permits for residential solar, residential trades, and electrical reconnects are now issued within one day. Fast Lane permits, aimed at residential models, commercial trades, and

other specific projects, have a 15-day review target, expediting the overall process.

Permit Dashboard

Introduced in October 2023, the Permit Dashboard is an interactive tool designed to enhance transparency and efficiency in the permitting process. It provides insights into review times and the average duration from application to permit issuance. With an on-time review rate of approximately 85%, the dashboard has been well-received by stakeholders and the community, aiding in identifying areas for ongoing improvement.

The Award of Distinction recognizes PDS&D's innovative approaches to enhancing the customer experience and its commitment to continuous improvement, transparency, efficiency, and collaboration.

Thank you to the MPA for the recognition, and to the many stakeholders and partners who helped implement these and other process improvements and community engagement efforts in the past year.

Opportunity to Serve on Design Review Board



PDS&D offers a unique opportunity for personal and professional growth, and it is looking to fill two vacant positions on the [Design Review Board](#) (DRB): a Contractor and a Registered Architect residing within the City of Tucson limits. Joining the DRB will allow you to contribute to the city's development and enhance your skills and knowledge in the process.

The DRB reviews, holds hearings, and makes recommendations on applications for development in the Rio Nuevo Area, Grant Road Investment District, Sunshine Mile

District, and requests for landscape variances and other applications.

Per the Unified Development Code § [2.2.6](#), the DRB should be composed of at least one registered architect, one contractor, and two registered landscape architects. The City of Tucson Mayor and Council make the appointments to the DRB.

Having a fully appointed DRB will help ensure a quorum and that items are heard in a timely manner. PDSO would be happy to speak with any potential members to discuss DRB and time commitment in further detail. For more information, please contact María Gayosso, Principal Planner maria.gayosso@tucsonaz.gov.



How To Submit a Records Request

Do you know that requests for public records and requests for building permit records not already uploaded to [Property Research Online \(PRO\)](#) must be submitted through [Tucson Development Center \(TDC\)](#) Online?

Reasons you may need to request a public record could include, but are not limited to:

- Certificate of Occupancy
- Performing renovations or improvements
- Validating permits for previous work
- Purchasing a property/due diligence research

To submit a records request:

- Navigate to [PRO](#)
- Search the address page on PRO to ensure the property is within the City of Tucson limits. This will be indicated by jurisdiction on the right hand side.
- Search the address page on PRO to see if the information you need has already been uploaded
- If you don't already have one, sign up for a [TDC Online](#) account where you can complete the online

- request form for historic building permit records
- Log in to your TDC Online account
 - Under Application Assistant, apply for 'Request Historic Records'
 - Enter/Add individual addresses, no parcel numbers
 - In the 'Description' field, enter DOCS, PLANS, or BOTH/ALL
 - Additional contacts may be added if all parties have registered for a TDC Online account
 - Please do not attach documents, they will not be processed as part of this request
 - Electronically sign your request
 - Review and submit your request

Unless otherwise notified, records requests are typically completed within four weeks of submittal. It is important to note that Planning and Development Services houses building permit records only.

You can find more information about requesting public records for building permit records [HERE](#).

Join the Planning and Development Services Department 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.



Building Inspector I: Assists in conducting building inspections for construction, manufactured buildings, plumbing, electrical and mechanical equipment, and systems to ensure conformance to building codes, plans, and regulatory standards. This position assists in reviewing plans and completing building inspection reports in an online permitting system and participates in the Building Inspection Trainee Program.

Building Permit Specialist: Facilitates the processing and review of plans and permits using technical knowledge and established procedures to ensure quality approvals and construction in the community.

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

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



Planning and Development Services

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