

## **Support for Proposed Rezoning Application Fee for the Planned Community Development (PCD) Zone and for administrative, minor and major amendments to the PCD Document or to Development Area Implementation Plans within the PCD**

The City of Tucson adopted the Planned Community Development (PCD) zone in 2006. The PCD is Section 3.5.6 of the Unified Development Code (UDC). No rezoning application fee was adopted to establish a PCD zone, or to process administrative, minor or major amendments to the PCD Document, or to the Development Area Implementation Plans within a PCD zone.

The fees proposed for the PCD Zone are similar to the Planned Area Development (PAD) Zone fee because the PCD and the PAD have similar characteristics that drive the review time and therefore review cost. The purpose of the PCD is to accommodate large-scaled, unified planned developments that conform to the best practices, policies and programs within the City's General Plan, applicable specific plans, and other sustainability and conservation programs; and, provide an alternative zoning district and development process to accommodate large master-planned developments that allow development flexibility not otherwise attainable under conventional zoning districts and allow for adjustments to changing community and market conditions. The purpose of the PAD Zone is to enable and encourage comprehensively planned development in accordance with adopted plans and policies, and it provides for the establishment of zoning districts with distinct standards.

The PAD rezoning fee is \$22,000.00 plus \$220.00 per acre. The proposed PCD fee is the same, net the floodplain, open space and dedicated public parkland areas. The difference is based on the anticipated size and scope of the PCD versus the PAD. PCDs accommodate large master-planned developments that allow development flexibility not otherwise attainable under conventional zoning districts and allow for adjustments to changing community and market conditions. Those larger areas may include 100s of acres of non-developable washes or require dedicated community or regional parks. PADs are generally used to plan and zone smaller parcels.

The UDC provides for administrative, minor and major changes to the PCD document. Those processes can also be applied to the Development Area Implementation plans within the PCD area. The processes for these amendments and the standards for the amendments are set forth in the UDC. The administrative amendment is comparable to the minor change – staff review for standard rezonings and PADs. Therefore, the proposed fee for the PCD administrative amendment is the same \$825.00 fee. The UDC states the minor PCD fee is the Zoning Examiner Special Exception process which carries a fee that is a percentage of the rezoning fee. For the PCD minor amendment, the City is proposing a fee equal to 50% of the Development Area Implementation Plan filing fee. The UDC designates the Zoning Examiner Legislative Procedure for major amendments. That is the complete rezoning process. The City is proposing the fee as 75% of the Development Area Implementation Plan fee.

July 02, 2019