



Metropolitan Pima Alliance

May 16, 2016

Chairwoman Jenny Neeley
Pima County Planning & Zoning Commission
130 W Congress Street
Tucson, AZ 85701

Re: Comprehensive Plan Terms & Procedures

Dear Chairwoman Neely,

We thank you for the opportunity to comment on the proposed text amendments to Pima County Zoning Code Chapter 18.89 Comprehensive Plan (Co8-15-03 Comprehensive Plan Procedures). Metropolitan Pima Alliance (MPA) is a land use advocacy organization representing 150 members involved in both commercial and residential development. MPA is pleased with the articulation and comprehensive nature of these amendments, as well as the forward thinking in promoting our community's shared values of job creation, economic development, protection of the natural environment and enhancing our quality of life.

Overall, the proposed amendments reasonably reflect an attainable future vision for Pima County, and adequately addresses and guides the future vision of our vibrant communities. MPA believes that the suggested text amendments will provide greater flexibility and ameliorate the difficulties associated with the amendment process. By increasing the lot size that typically triggers a major amendment from 500 to 640 acres, MPA feels that the process will become less rigorous resulting in substantial expenditure reductions in terms of staff and developer time and costs. Additionally, by eliminating a study session on plan amendments with a small number of requests and establishing a second submittal window for non-major plan amendments, MPA feels that these amendments create greater development certainty, which we feel is critical to the success of this region.

MPA appreciates the County working to ease the development process. Along these same lines, MPA encourages additional refinements to be made within other areas including the Site Analysis checklist. Site Analysis has an extensive list of regulatory requirements placed on the front end of development. We would like to engage in a discussion to either eliminate or delay specific requirements on the list. Additionally, the 2015 MPA/SAHBA annual survey reflects that some of the County's environmental regulations are a barrier to responsible development and we encourage a thoughtful discussion regarding the goal of these regulations and how to best achieve the preservation goal while not also deterring development.

We are confident that the proposed text amendments are reasonable and provide a more efficient process. Thank you for the opportunity to provide commentary on these amendments and we look forward to collaborating to advance the community's shared values and the success of this region.

Sincerely,

Amber Smith, Executive Director
Metropolitan Pima Alliance

Metropolitan Pima Alliance
PO Box 2790
Tucson, AZ 85702
www.mpaaz.org