



DATE: October 20, 2015

TO: Honorable Chair and Members
Pima County Planning and Zoning Commission

FROM: Arlan M. Colton, Planning Director

SUBJECT: Initiation of Zoning Code Text Amendment
Commission agenda Item 9 – October 28, 2015

Staff requests that the Planning and Zoning Commission initiate a zoning code text amendment to Chapter 18.77 (Roadway Frontage Standards) of the Code in light of the adoption of the Pima County Comprehensive Plan Update (Pima Prospers).

The Pima Prospers Transportation Element (Goal 1, Policy 6) addresses the deletion or reduction of the 30 foot setback required in addition to dedication of one-half the right-of-way called for in the Major Streets and Scenic Routes Plan (Co14-14-02).

The 30 foot setback, required in addition to normal yard setbacks, was included in the Zoning Code in 1980 in conjunction with an update to the Major Streets and Routes Plan. The original intent was to prevent structures from being located within the required right-of-way and thus becoming an additional expense for Pima County when the right-of-way was needed. However, Transportation and Planning staffs now agree that the setback is contributing to unnecessarily wide rights-of-way creating inefficient use of land and contributing negatively to the visual appearance along our major corridors.

If the request above is initiated by the Planning and Zoning Commission, Planning staff from Department of Transportation and Development Services will return at public hearing with code language addressing the changes and a more robust staff report.

c: Chris Poirier, Assistant Planning Director
Mark Holden, Principal Planner, DSD
Jonathan Crowe, Principal Planner, DOT
Jeanette DeRenne, Principal Planner, DOT