

June 18, 2025

# Tucson Development Stakeholders Meeting



# AGENDA

- I. City of Tucson Update
- II. Tucson Development Center
- III. Policy and Planning Initiatives
  - I. Middle Housing
  - II. Community Corridors Tool
  - III. Building Code Updates
  - IV. Major Streets and Routes Update
  - V. Planning Commission
  - VI. Plan Tucson
- IV. Reminders



# Happy Retirement, Lynne!





# Development Impact Fee Update



# Development Impact Fee Update Schedule

- ✓ February 4, 2025 – Mayor & Council Public Hearing on LUA and IIP
- ✓ March 18, 2025 – Mayor and Council adoption of LUA and IIP
- ✓ March 20, 2025 – Overview of impact fee report at TDC stakeholder meeting
- ✓ March 21, 2025 – Posting of proposed Development Impact Fees on City website
- ✓ March and April – Additional stakeholder outreach
- ✓ April 22, 2025 – Mayor & Council Public Hearing on proposed Development Impact Fees
- ✓ May 20, 2025 – Study Session
- ✓ June 3, 2025 – Adoption of Development Fees
- August 18, 2025 – New Adopted Development Fees Effective



# Phase-In Fee Schedule – Residential Fees

Three Year Phase-In Period  
(Percentage of total proposed fees)

- Year 1 – 80%
- Year 2 – 90%
- Year 3 – 100%

Size of Housing Unit (Sq. Ft.)	Demand Unit	Proposed Fee	Current Rates	Increase/ (Decrease)	% Change
750 or Less	Housing Unit	\$3,906	\$2,698	\$1,208	46%
751 to 1,250	Housing Unit	\$6,022	\$4,260	\$1,762	42%
1,251 to 1,750	Housing Unit	\$7,968	\$5,652	\$2,316	42%
1,751 to 2,250	Housing Unit	\$9,386	\$6,677	\$2,709	42%
2,251 to 2,750	Housing Unit	\$10,487	\$7,478	\$3,009	41%
2,751 to 3,250	Housing Unit	\$11,416	\$8,146	\$3,270	41%
3,251 to 3,750	Housing Unit	\$12,187	\$8,713	\$3,474	41%
3,751 or More	Housing Unit	\$12,869	\$9,203	\$3,666	41%

Size of Housing Unit (Sq. Ft.)	Demand Unit	Proposed Fee	80% Phase-In	Plus 10% Phase-In	Plus 10% Phase-In
750 or Less	Housing Unit	\$3,906	\$3,125	\$3,515	\$3,906
751 to 1,250	Housing Unit	\$6,022	\$4,818	\$5,420	\$6,022
1,251 to 1,750	Housing Unit	\$7,968	\$6,374	\$7,171	\$7,968
1,751 to 2,250	Housing Unit	\$9,386	\$7,509	\$8,447	\$9,386
2,251 to 2,750	Housing Unit	\$10,487	\$8,390	\$9,438	\$10,487
2,751 to 3,250	Housing Unit	\$11,416	\$9,133	\$10,274	\$11,416
3,251 to 3,750	Housing Unit	\$12,187	\$9,750	\$10,968	\$12,187
3,751 or More	Housing Unit	\$12,869	\$10,295	\$11,582	\$12,869



# Phase-In Fee Schedule - Nonresidential Fees

Three Year Phase-In Period  
(Percentage of total proposed fees)

- Year 1 – 80%
- Year 2 – 90%
- Year 3 – 100%

Type	ITE Code	Demand Unit	Proposed Fee	Current Rates	Increase/ (Decrease)	% Change
Industrial: Light Industrial	110	1,000 Sq. Ft.	\$1,980	\$1,454	\$526	36%
Industrial: Manufacturing	140	1,000 Sq. Ft.	\$1,975	\$1,179	\$796	68%
Industrial: Warehousing	150	1,000 Sq. Ft.	\$668	\$488	\$180	37%
Commercial/Retail: General	820	1,000 Sq. Ft.	\$6,655	\$6,941	(\$286)	-4%
Commercial/Retail: Free Standing Discount Store	815	1,000 Sq. Ft.	\$9,577	\$9,666	(\$89)	-1%
General Office	710	1,000 Sq. Ft.	\$4,383	\$2,838	\$1,545	54%
Institutional: Schools	520	1,000 Sq. Ft.	\$4,850	\$3,487	\$1,363	39%
Institutional: Religious Facilities	560	1,000 Sq. Ft.	\$1,853	\$1,334	\$519	39%
Institutional: Medical (Nursing Hm./Asstd Living)	620	1,000 Sq. Ft.	\$1,858	\$1,358	\$500	37%
Institutional: Medical (Clinic, Hospital)	630	1,000 Sq. Ft.	\$9,453	\$7,023	\$2,430	35%
Hotel	310	Room	\$2,257	\$2,309	(\$52)	-2%

Type	ITE Code	Demand Unit	Proposed Fee	80% Phase-In	Plus 10% Phase-In	Plus 10% Phase-In
Industrial: Light Industrial	110	1,000 Sq. Ft.	\$1,980	\$1,584	\$1,782	\$1,980
Industrial: Manufacturing	140	1,000 Sq. Ft.	\$1,975	\$1,580	\$1,778	\$1,975
Industrial: Warehousing	150	1,000 Sq. Ft.	\$668	\$534	\$601	\$668
Commercial/Retail: General	820	1,000 Sq. Ft.	\$6,655	\$5,324	\$5,990	\$6,655
Commercial/Retail: Free Standing Discount Store	815	1,000 Sq. Ft.	\$9,577	\$7,662	\$8,619	\$9,577
General Office	710	1,000 Sq. Ft.	\$4,383	\$3,506	\$3,945	\$4,383
Institutional: Schools	520	1,000 Sq. Ft.	\$4,850	\$3,880	\$4,365	\$4,850
Institutional: Religious Facilities	560	1,000 Sq. Ft.	\$1,853	\$1,482	\$1,668	\$1,853
Institutional: Medical (Nursing Hm./Asstd Living)	620	1,000 Sq. Ft.	\$1,858	\$1,486	\$1,672	\$1,858
Institutional: Medical (Clinic, Hospital)	630	1,000 Sq. Ft.	\$9,453	\$7,562	\$8,508	\$9,453
Hotel	310	Room	\$2,257	\$1,806	\$2,031	\$2,257



# Tucson Development Center



# PDSD Fee Update





# Building Safety Month Proclamation



**Building Safety Month Proclamation 2025**

**Whereas**, the City of Tucson is committed to recognizing that our growth and strength depends on the safety and essential role our homes, buildings and infrastructure play, both in everyday life and when disasters strike; and

**Whereas**, our confidence in the resilience of these buildings that make up our community is achieved through the devotion of vigilant guardians—building safety and fire prevention officials, architects, engineers, builders, tradespeople, design professionals, laborers, plumbers and others in the construction industry—who work year-round to ensure the safe construction of buildings; and

**Whereas**, these guardians are dedicated members of the International Code Council, a nonprofit that brings together local, state, territorial, tribal and federal officials who are experts in the built environment to create and implement the highest-quality codes and standards to protect us in the buildings where we live, learn, work and play; and

**Whereas**, these modern building codes and standards include safeguards to protect the public from hazards such as hurricanes, snowstorms, tornadoes, wildland fires, floods and earthquakes; and

**Whereas**, Building Safety Month is sponsored by the International Code Council to remind the public about the critical role of our communities' largely unknown protectors of public safety—our code officials—who assure us of safe, sustainable and affordable buildings that are essential to our prosperity; and

**Whereas**, in 2024 alone, the Planning and Development Services Department issued 11,504 permits and completed 75,026 inspections, underscoring the scale and importance of the work performed by code officials in maintaining safe buildings and vibrant communities; and

**Whereas**, the Planning and Development Services Department building inspectors make every effort to provide quality inspections on the next business day after the inspection was requested; and

**Whereas**, in addition to their daily responsibilities, Planning and Development Services Department staff completed more than 500 hours of combined training and earned or renewed nearly 130 certificates in 2024, including credentials for building plans examiners, civil engineers, licensed architects, and building permit specialists, demonstrating their ongoing commitment to excellence, safety, and public service; and

and Development Services Department is committed to providing as many services as possible by helping permit applicants, contractors, and building code officials understand the building codes that apply to their projects; and

the City of Tucson continues to lead in innovation, having been an early adopter of Energy's SolarAPPS, an early leader in electric vehicle charging infrastructure, and an active implementer of water-saving measures such as WaterSense toilets and faucets, demonstrating our commitment to sustainability and forward-thinking development; and

the theme for Building Safety Month 2025, encourages us all to get involved in building safety on a personal, local and global scale; and

in observance of Building Safety Month, people all over the world are committed to improve building safety, resilience and economic vitality in the community, and to acknowledge the essential service of local, state, territorial, and federal building safety and fire protection officials in protecting lives and property;

**REGINA ROMERO, MAYOR OF THE CITY OF TUCSON**, do hereby proclaim May 2025 as Building Safety Month and encourage our residents to participate in Building Safety Month activities.





# Process Improvements Updates

## Building Safety

- Site Utility Permit Process Update
  - New Process implemented on June 2
  - 5 new permits submitted as part of this process as of June 17
- Delay on Issuing Permits once DP Approved
  - Permits associated with DPs are being brought back in once DP is issued and have a 2-day turnaround, depending on staffing levels
  - These are not put through the restamp process, but an actual review cycle



# Technical Updates and Solutions

- TDC Online outage fixed, global error for all clients ✂
- **New Sub-Record:** Zoning Modifications ★
- **New Status:** Approved – Customer Attention Needed ★
- **New Geo Rules** – Demolition Permits ★
  - PADS
  - Properties older than 1975
- **Streamlining workflows** ⌚
  - Remove auto-populated steps for staff that are rarely used
  - Update Residential Addition/Alteration legacy permits for new steps
- **Cleaning up PRO records** ⌚
  - Removing administrative items like withdraw requests etc. that have no documents



# PDSD Staffing Updates

## ***RECENTLY HIRED***

- Project Manager
- Code Enforcement Administrative Assistant
- Historic Preservation Lead Planner
- Building Permit Specialist
- Customer Service Representative

## ***ACTIVE RECRUITMENTS***

- Cultural Resource Compliance Project Manager
- Planner

## ***FUTURE RECRUITMENTS***

- Deputy Director
- Civil Engineer



# PDSD Working Groups

- Will begin meeting in July
- Doodle Poll for interested participants
- Want to participate?
  - Email [ina.ronquillo@tucsonaz.gov](mailto:ina.ronquillo@tucsonaz.gov) if interested

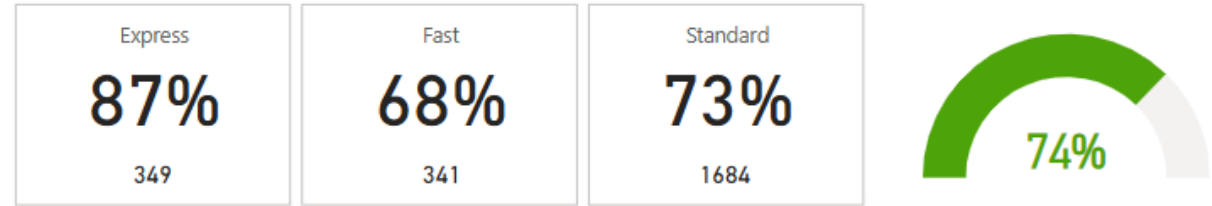


# Permit Dashboard & Metrics



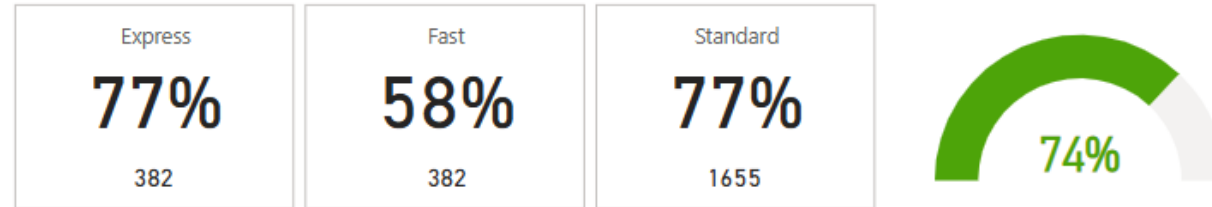
March 20, 2025

Percent of Reviews Completed on Time



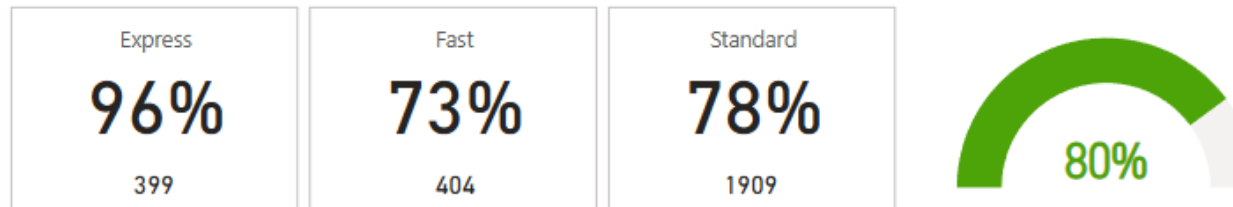
April 17, 2025

Percent of Reviews Completed on Time



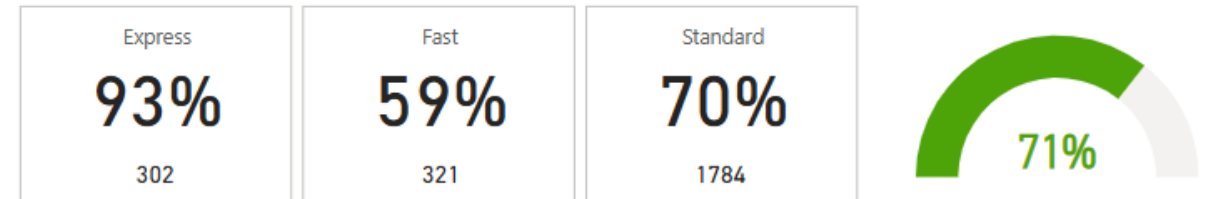
May 21, 2025

Percent of Reviews Completed on Time



June 18, 2025

Percent of Reviews Completed on Time



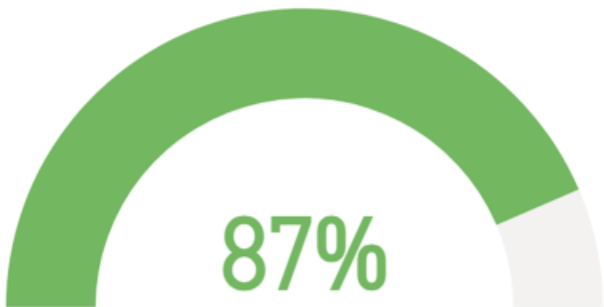




**TUCSON**  
**WATER**

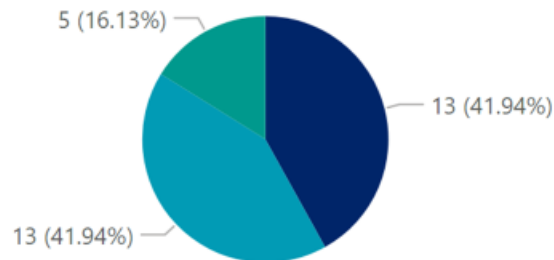


## On-Time Completion Rate



## Reviews Completed

● Water Availability ● Water Construction Plan ● Water Master Plan



## Review Completion Metrics

Plan Type	# of Reviews Completed	Avg Review Days	Min Review Days	Max Review Days	Target Review Days	% On Time
Water Availability	13	0	0	0	10	100%
Water Construction Plan	13	13	5	28	15	69%
Water Master Plan	5	9	0	22	30	100%



# WATER PLAN SUBMITTALS

WA Submittals

112

WCP 1st Submittals

25

WCP Resubmittals

41

WMP 1st Submittals

30

WMP Resubmittals

5

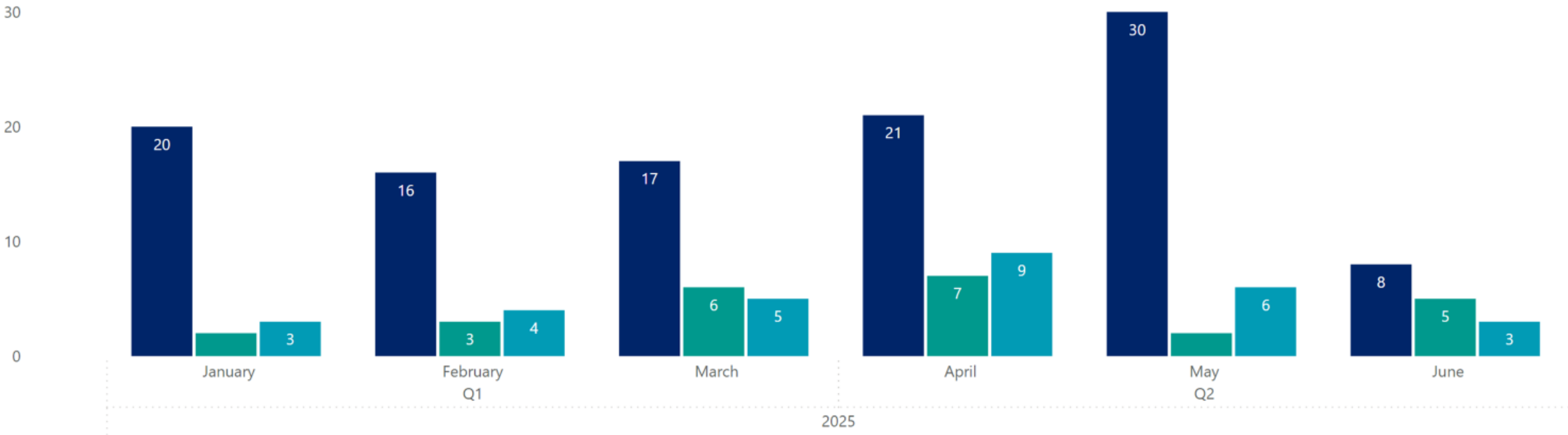
Select Date

2025



## Water Availability and New Plan Submittals

● Water Availability ● Water Construction Plan ● Water Master Plan





WCP Revision Submittals

21

WMP Revision Submittals

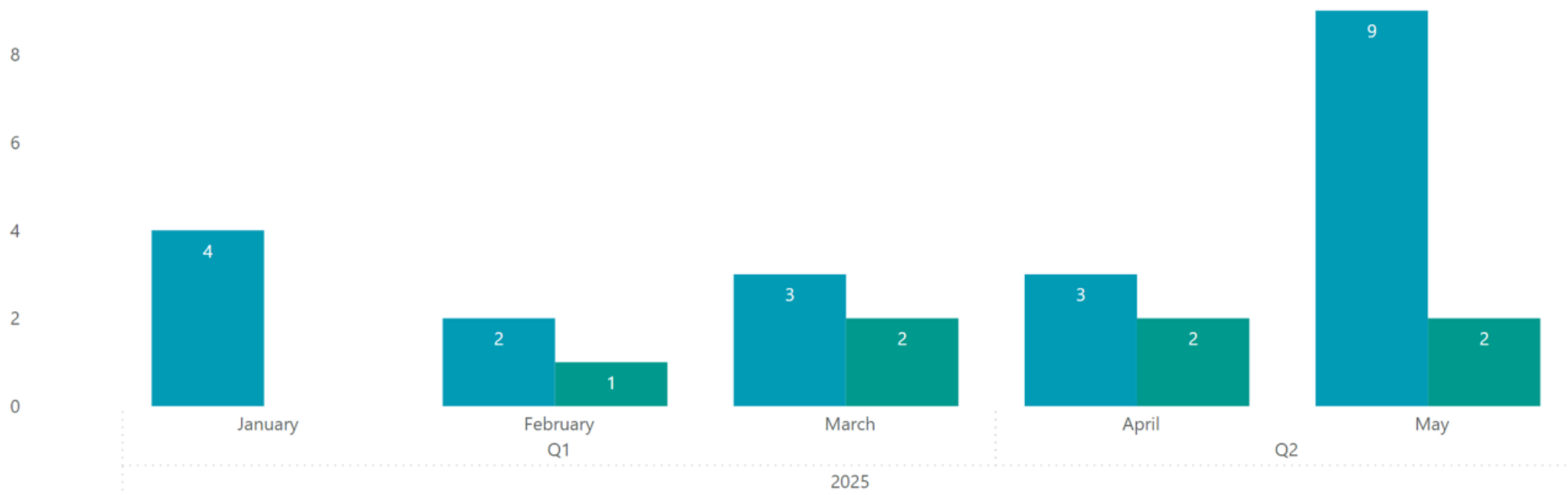
7

Select Date

2025



● Water Construction Plan ● Water Master Plan





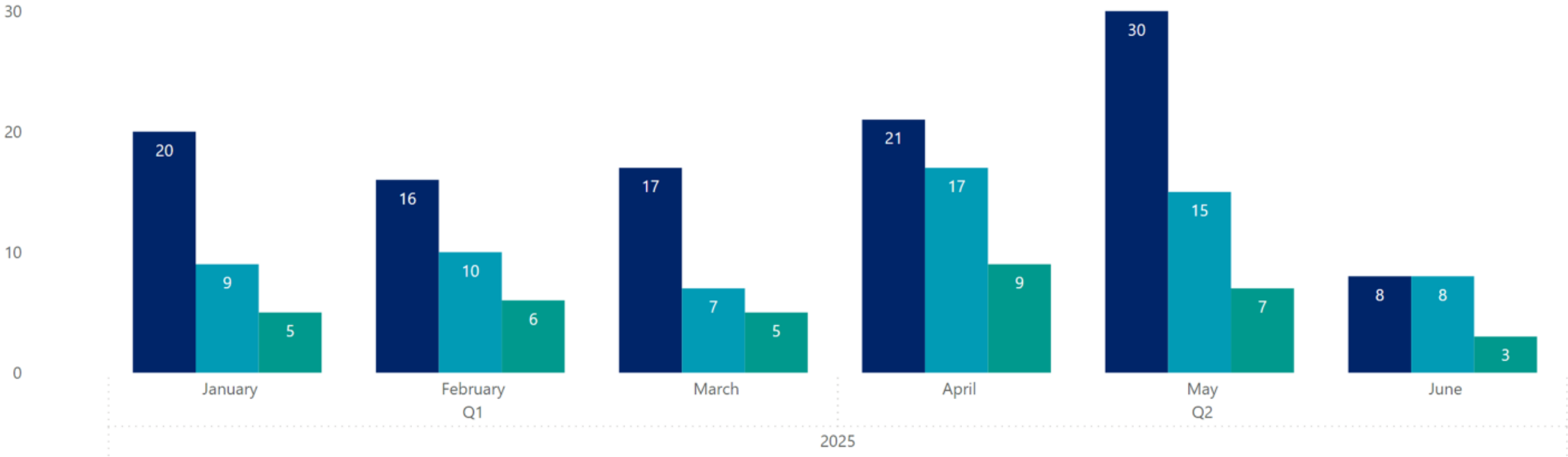
Fiscal Year	WMP All Submittals	WCP All Submittals
FY2025	35	66
<b>Total</b>	<b>35</b>	<b>66</b>

Select Date

2025



● Water Availability
 ● Water Construction Plan
 ● Water Master Plan





# Policy and Planning Initiatives



# Middle Housing

Mayor and Council held a study session on June 17th to discuss Middle Housing. Staff recommended the following:

- Use the largest geographic area provided, “Norte-Sur—Country Club” option
- Apply changes to the zoning code dimensional standards to add flexibility within this geography.
- Use phased approach to explore applying middle housing development standards citywide.
- Additional city-wide changes related to building code, DP requirements, and family definition.



# Middle Housing Next Steps

- April 22, 2025: Mayor and Council study session
- May 2025: Initial public outreach
- **June-July 2025:** Additional analysis and development of code amendment
- **August 2025:** Public engagement to share proposed code amendment
- **September-October 2025:** Planning Commission review, Public Hearing, and recommendation
- **Nov -Dec 2025:** Mayor and Council consideration
- **January 1, 2026:** Deadline for adoption



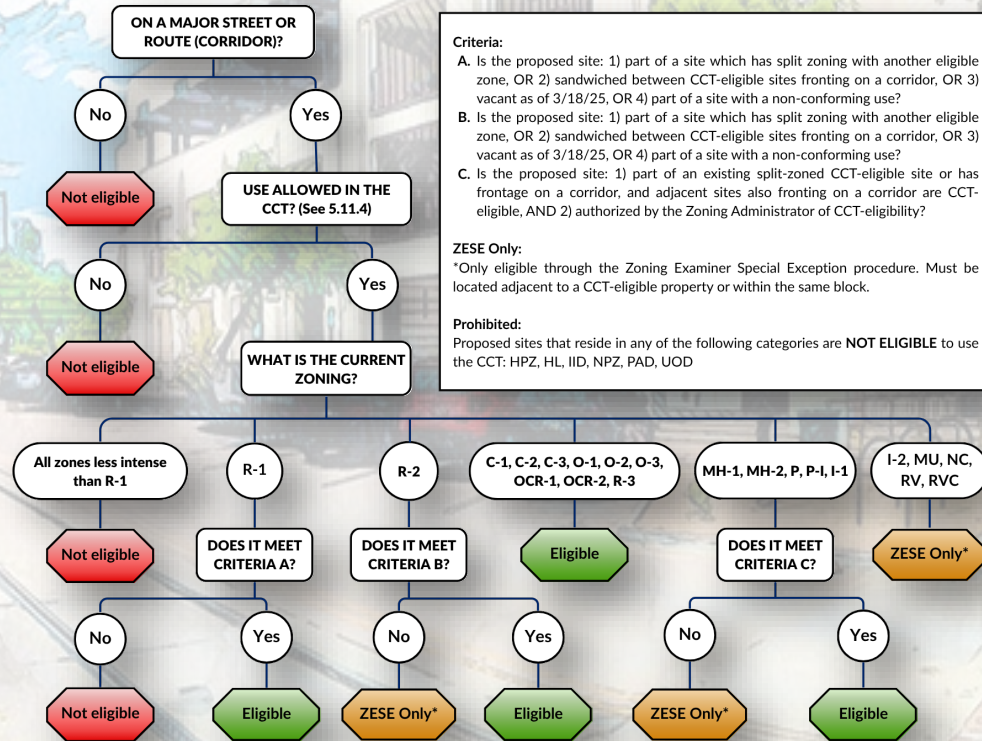
# Community Corridors Tool (CCT)

Staff is currently developing information about the CCT to provide technical assistance to applicants

- ✓ Flow charts to help navigate eligibility criteria
- ✓ FAQ's
- ✓ Customer Handouts
- ✓ Educational Videos
- ✓ Website updates
- ✓ Information in TDC online to assist with data collection



# Community Corridors Tool Update



## ZONING COMPLIANCE LETTER REQUEST\*

Applicant submits Zoning Verification Letter request for subject property to determine CCT eligibility. If a Zoning Examiner Special Exception Procedure or Zoning Administrator Determination is required, it will be determined during this step. A pre-application may be requested during this step as well.

## PRE-APPLICATION CONFERENCE

Schedule pre-application conference. Come prepared with a conceptual site plan, a draft parking statement and building form design that complies with standards in UDC 5.11.

## MAILING LABELS

Request mailing labels to notify property owners within 400' and Neighborhood Association Representatives within 1 mile of the of the subject site that you will be submitting a CCT application. A mailing notice will be required, not less than 10 days and not more than 60 days prior to submittal.

## APPLICATION SUBMITTAL

Applicant uploads completed Development Package (DP) application and required submittal documents on TDC Online. Applicant may apply for other required permits at this time. Site and building permits can run concurrently, but must be approved in sequence.

## REVIEW CYCLE

PDSD staff has 30 days per review cycle.

## RESUBMITTAL

Applicant addresses review comments and resubmits updated application to TDC online.

## APPROVAL AND ISSUANCE

If approved, staff will process and issue DP permit. Additional permits may be necessary to complete construction.



# MS&R Update

DTM continues to work through the process for updating the Major Streets and Routes (MS&R) Map

- Planning Commission (PC) Study Session held on June 4
  - Commissioners requested follow-up Study Session to continue the discussion
- Plan to return to PC for Study Session on July 16
- Pending guidance from PC at July Study Session, project team will return to PC for a Public Hearing to be followed by a Mayor and Council Study Session and Public Hearing



# Planning Commission

- Current vacancies include:
  - Ward 1
  - At-large for Ward 2
  - Ward 4
  - Ward 5
- Interested? Submit a resume and letter of intent to [planningcommission@tucsonaz.gov](mailto:planningcommission@tucsonaz.gov)
- Applications will be shared with appropriate Ward offices for review
- Appointments finalized by Mayor and Council





# Tucson-Pima County Joint Code Committee (TPCJCC)

- Mayor and Council adopted the 2024 Building Codes on **June 3, 2025**
  - Excluding the Energy Conservation Code
- The new codes become effective **January 1, 2026**
  - Either 2018 or 2024 may be used until end of 2025
- TPCJCC Future Topics:
  - IECC – International Energy Conservation Code
  - Middle housing amendments to incorporate three- and four-family dwellings into the International Residential Code (IRC)

**Next Meeting:**  
Wednesday, August 20, 2025  
10 a.m. *(hybrid)*



# Outdoor Lighting Code Committee (OLCC)

**NOTICE:** July meeting has been cancelled

**NEXT MEETING:** Wednesday, August 6, 2025, at 1 p.m.

**LOCATION:** Pennington St. Garage Conference Room

## **AGENDA:**

- ✓ Lumen per Acre tables
- ✓ Shielded fixtures
- ✓ Definitions



# PLAN TUCSON 2025





# Plan Tucson Roadmap

PHASE 1: COMMUNITY LISTENING & DISCOVERY  
EARLY 2023

PHASE 2: DEFINE & PLAN FOR THE FUTURE  
SUMMER 2023 - SUMMER 2024

PHASE 3: REVIEW & REFINE  
SUMMER 2024 - SPRING 2025

PHASE 4: INFORM & EDUCATE  
SPRING - FALL 2025

Community Engagement

City & Planning Team

Phase 1 Outcome  
**Community  
Visions & Priorities**

Working Groups

COMMUNITY  
VISIONING

Data Analysis &  
Previous  
Plan Outcomes

Phase 2 Outcome  
**Preliminary  
Draft of  
Plan Tucson**

Working Groups

COMMUNITY  
DIALOGUE

Draft Community-wide  
Goals, Policies, &  
Future Growth Scenarios

Phase 3.1 Outcome  
**Plan Tucson  
Final Draft**

Working Groups

COMMUNITY  
FEEDBACK

Refine  
**Plan  
Tucson**

**PUBLIC  
HEARINGS**  
Planning Commission  
& Mayor and Council

Phase 3.2 Outcome  
**Plan Tucson  
Adopted  
by Mayor  
& Council**

**Plan Tucson  
SHARED WITH  
THE PUBLIC**



**ELECTION DAY!**

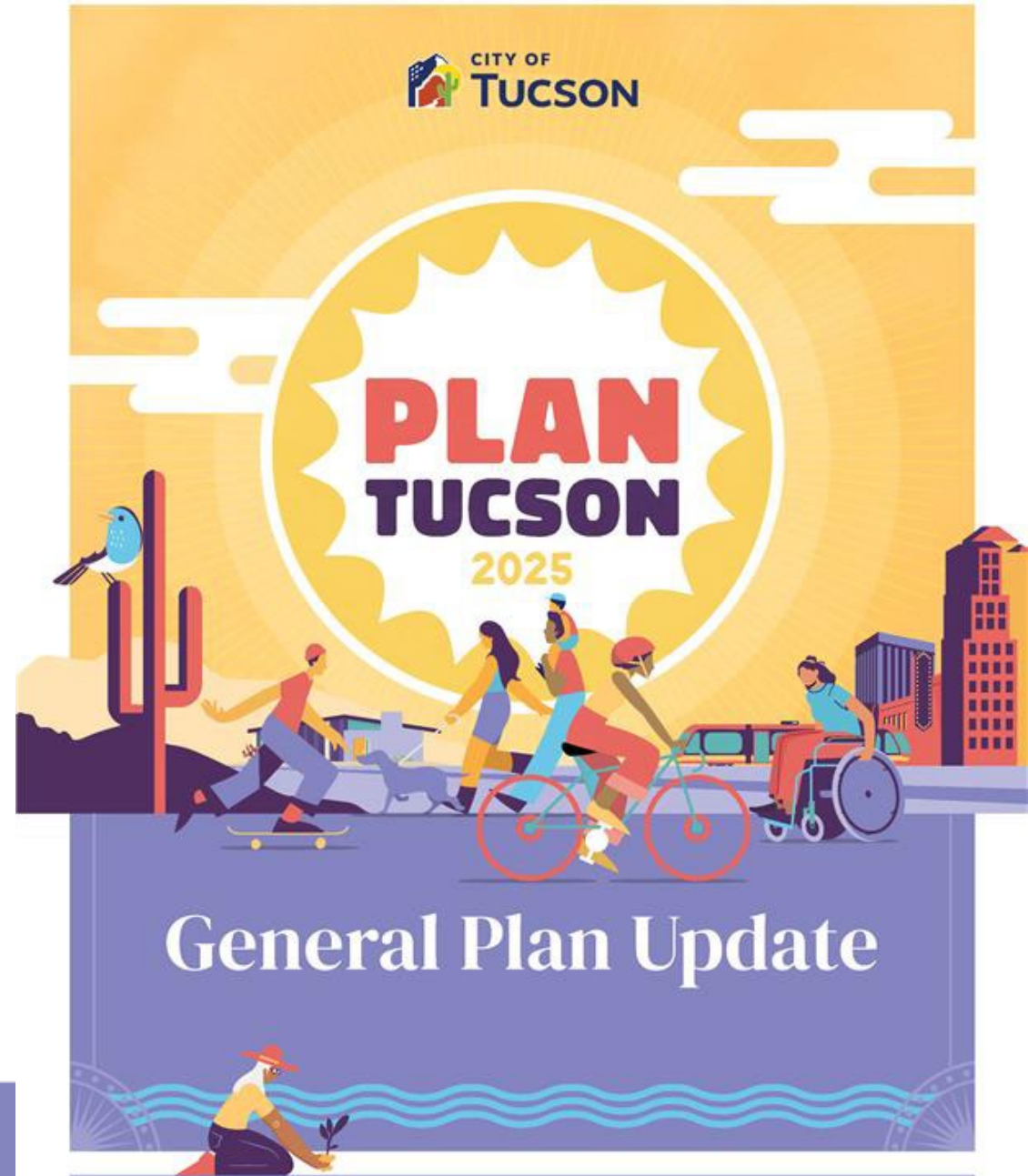
Phase 4 Outcome  
**Staff Implements  
Voter-Approved  
Plan Tucson**





# Plan Tucson 2025

- **Chapter 1:** Introduction
- **Chapter 2:** Tucson Today
- **Chapter 3:** Values, Goals, and Policies
- **Chapter 4:** Future Growth Scenario Map & Development Guidelines
- **Chapter 5:** Implementation





# What's New in Plan Tucson 2025?

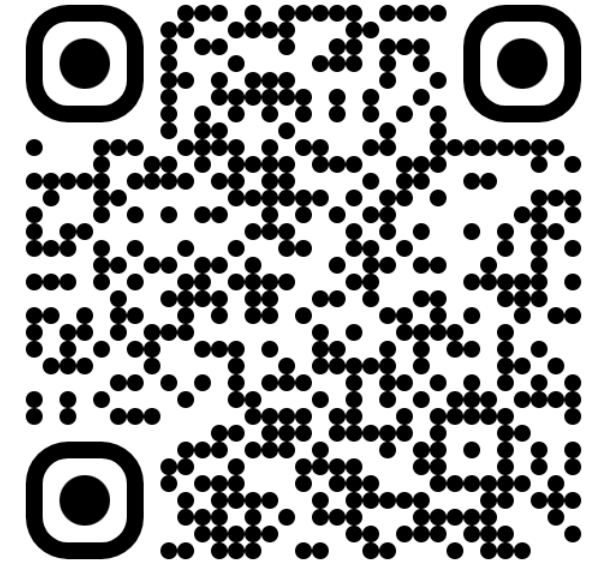
- Combined **public health** and **public safety** goals into one **wellness** goal
- Added a goal for both **equity** and **climate**
- Merged 4 economic goals into **one encompassing economy goal**
- Separated **land use** and **transportation** into their own goals to give each the attention they need
- Integrated **cross-cutting policies** that appear in multiple relevant goals to highlight the **interconnectedness** of our goals





## Next Steps

- Invite the Plan Tucson Team to present for your team, group, organization:  
<https://forms.office.com/g/Kqukervp0x>
- Early Voting Begins **October 8, 2025**
- Election Day **November 4, 2025**





# Reminders



# Coffee & Donuts

July 8, 2025

8:30 - 10 a.m.

Tucson Development Center  
201 N. Stone Ave.





# Topic Feedback & Conversations

*Share your ideas for future topics of discussion and opportunities to present to the group:*







## NEXT MEETING

Thursday, August 21, 2025

Virtual - Zoom

11 a.m.

**NO JULY MEETING**





CITY OF  
**TUCSON**  
PLANNING &  
DEVELOPMENT SERVICES