



RULE INTERPRETATION DETERMINATION

Determination #: 2018-002

Title: Adopted City Plans

Drafted by: Zoning Section, Land Development Division & Citywide Planning Division,
Planning Department

Rule in Question: Sections 35-420(a)(1) Neighborhood Plans; 35-420(g)(2) Amendments
Required; and Section 35-420(h) Scope of Adopted Plan of the Unified Development Code
(UDC)

Department Action: *Validity of Adopted Plans and SA Tomorrow Implementation*

Michael Shannon, PE, CBO
Development Services Director

Date

Bridgett White, AICP
Planning Director

Date

Effective Date of Determination: Immediately

Please note RIDs often result in direct or related UDC amendments to codify the clarification addressed within the RID. RIDs can also be superseded by subsequent RIDs or UDC amendments. The Development Services Department will remove RIDs from the website when they are no longer valid.

Staff Analysis:

On August 11, 2016, the City Council adopted the SA Tomorrow Comprehensive Plan, Sustainability Plan and Multi-modal Transportation Plan. Since that time, the Planning Department has been working on implementation efforts of the Comprehensive Plan that include development of Regional Center and Community Plans that will eventually update all previously adopted Neighborhood, Community, Perimeter and Sector Plans with the goal of having one complete, consistent land use map for the entire city.

As part of this effort, the previous Comprehensive Planning Program (CPP) was updated as part of the comprehensive plan to focus planning efforts on developing a comprehensive land use plan and map for the city. The previous CPP also included a program component of five (5) year updates to previously adopted plans, as needed, to maintain validity of plans and determination of consistency when evaluating rezoning requests. Currently, language in the UDC states that if a plan is not reviewed or updated at least once every five (5) years, then the plan shall not be utilized for consistency with a rezoning request, until such time as the plan is updated. Since the focus of the Planning Department has been to create a comprehensive land use plan and map for the city over the next 10 (ten) years, staff recommends this RID to clarify the use of currently adopted plans.

Staff Position and Interpretation:

With the update of the City’s Comprehensive Plan, the updated planning model necessitates the development of new plan types. Thus, the aforementioned UDC section should be interpreted as delineated below in order to maintain the validity of current adopted plans until such time that the updated Regional Center, Community, or Corridor Plan is adopted. Further, all plan areas will continue to utilize the current set of land use categories until such time that the SA Tomorrow-related update is adopted.

Future UDC Amendments:

Staff suggests UDC Section 35-420 to be amended as follows:

Sec. 35-420. Comprehensive, Neighborhood, Community, Perimeter and Sector Plans.

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(g) Monitoring and Amendments.

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- (2) **Amendments Required.** Each plan shall be subject to continuing evaluation and review by the planning director and the planning commission. The planning director shall establish and broadly disseminate to the public a public participation program identifying procedures whereby proposed amendments or revisions of the comprehensive plan are considered. The subarea plan shall be reviewed by the planning commission at least once every five (5) years and if necessary amended by the city council. ~~then subsection (h) shall not apply until such time as the plan is updated.~~ Plans listed in 35-420 (h) (1) as consistency plans shall continue to be used as consistency plans when reviewing rezoning requests. Plans listed in 35-420 (h) (2) that have not been updated, repealed or superseded by an amendment since the adoption of this chapter shall continue to be used as a guide in evaluating rezoning requests.