

COB - BOSAIR FORM

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Submitted by Mark.Holden@pima.gov



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Record Number:

Award Type: Agenda Item

Requested Board Meeting Date: 09/16/2025

Agenda Item Report

All fields are required. Enter N/A if not applicable. For number fields, enter 0 if not applicable.

Record Number:

Title: P23CA00001 PIMA COUNTY 2025 COMPREHENSIVE PLAN UPDATE - PIMA PROSPERS

Introduction / Background: Arizona State Statute (ARS 11-804) requires counties to prepare comprehensive plans to coordinate current and future development in the county, to conserve natural resources, ensure efficient expenditure of public funds, and promote public health, safety, and welfare. The Pima County Comprehensive Plan, Pima Prospers, guides land use, growth, and preservation in the unincorporated County, and is comprised of policy elements, land use designations and associated map, and special area and rezoning policies that cover specific properties and sites. The Board of Supervisors approved the last Comprehensive Plan update in 2015 - statute requires comprehensive plans to be updated every ten years.

Discussion: The Pima Prospers 2025 update has been underway for the last two years, during which time the County conducted outreach and requested input from internal departments, municipalities and government agencies, regional organizations, neighborhood associations, stakeholder groups, and the public. The update also incorporates information from specific University of Arizona reports, Prosperity Initiative, Economic Development Strategic Plan, Housing Needs Assessment, and other data sources. Drafts of the plan update were posted online for review and pertinent comments and modifications were added to the plan.

Conclusion: The Pima Prospers 2025 Board of Supervisors final draft update is the culmination of research, current information, data projections, and input from County departments, the public, stakeholder groups, public agencies, and the P&Z Commission. The plan update seeks to increase housing supply, diversity and affordability; promote redevelopment, infill, mixed-use and transit-oriented development; encourage use of sustainable water supplies and County wastewater system to increase water reclamation and groundwater recharge; continue to implement the Conservation Lands System to preserve environmentally important

regions of the County; and streamline plan implementation actions to provide long-range economic, environmental, and social benefits to the County and its residents.

Recommendation:

The Planning and Zoning Commission recommends APPROVAL of the Pima Prospers 2025 update subject to one (1) amendment and minor edits. Staff recommends APPROVAL.

Fiscal Impact:

N/A

Support of Prosperity Initiative:

1. Increase Housing Mobility and Opportunity

Provide information that explains how this activity supports the selected Prosperity Initiative

Pima Prospers 2025 supports multiple Prosperity Initiative policies: 1. Housing mobility and opportunity; 2. Improve quality of life and opportunity; 3. Housing stability; 8. Transportation options; 9. Expand broadband services; 10. Prioritize workforce development; 11. Improve job quality; and 13. Support small business. The plan update seeks to promote economic, environmental, and social benefits for current and future County residents, which support Prosperity Initiative policies.

Board of Supervisor District:

- 1
- 2
- 3
- 4
- 5

Department:

Development Services - Planning

Name:

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Telephone:

520 724 6619

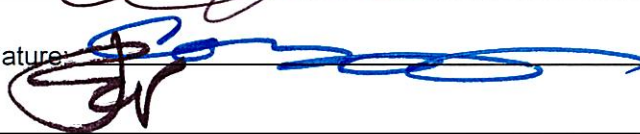
Department Director Signature: _____



Date: _____

8/28/25

Deputy County Administrator Signature: _____



Date: _____

8/28/2025

County Administrator Signature: _____

Date: _____

8/29/2025



TO: Honorable Board of Supervisors

FROM: Thomas Drzazgowski, Deputy Director
Public Works-Development Services Department-Planning Division

DATE: August 29, 2025

SUBJECT: P23CA00001 PIMA COUNTY 2025 COMPREHENSIVE PLAN UPDATE,
PIMA PROSPERS

The above referenced Comprehensive Plan update is within the unincorporated County and is scheduled for the Board of Supervisors' **TUESDAY, SEPTEMBER 16, 2025** hearing.

REQUEST: The Pima County 2025 Comprehensive Plan, known as Pima Prospers, will update the 2015 comprehensive plan (Co7-13-10). Pima Prospers contains background information, goals, policies, and implementation strategies addressing all content required by state statute for a comprehensive plan, as well as other elements including but not limited to economic development, flood control and drainage, wastewater reclamation, cultural resources, housing, neighborhoods and communities, and other services provided by the County. Pima Prospers also includes an amended land use legend, land use map, and rezoning and special area policies which govern land use for unincorporated Pima County; administrative sections and appendices are also included.

DISTRICT: All Districts

STAFF CONTACT: Mark Holden, AICP, Planner III

PUBLIC COMMENT TO DATE: comments from the public, neighborhood associations, regional organizations, municipalities and government agencies, and stakeholder groups are organized in separate files on the Pima Prospers 2025 website

PLANNING & ZONING COMMISSION RECOMMENDATION: **APPROVAL SUBJECT TO AMENDMENT** 6-1 (Commissioner Maese voted Nay; Commissioners Becker, Tronsdal, and Truitt were absent)

STAFF RECOMMENDATION: **APPROVAL**

MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM (CLS) DESIGNATIONS: the Commission voted to recommend one amendment to the CLS to add "a holistic, landscape-level target of at least 70% of all CLS open space mitigation to occur on-site" – the requested amendment is an aspirational goal and not intended to affect the implementation of the CLS

MH/ds
Attachments



BOARD OF SUPERVISORS MEMORANDUM

SUBJECT: P23CA00001

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FOR SEPTEMBER 16, 2025 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS

FROM: Thomas Drzazgowski, Deputy Director
Public Works-Development Services Department-Planning Division

DATE: August 29, 2025

ADVERTISED ITEM FOR PUBLIC HEARING

COMPREHENSIVE PLAN UPDATE

P23CA00001 PIMA COUNTY 2025 COMPREHENSIVE PLAN UPDATE, PIMA PROSPERS

The Pima County 2025 Comprehensive Plan, known as Pima Prospers, will update the 2015 comprehensive plan (Co7-13-10). Pima Prospers contains background information, goals, policies, and implementation strategies addressing all content required by state statute for a comprehensive plan, as well as other elements including but not limited to economic development, flood control and drainage, wastewater reclamation, cultural resources, housing, neighborhoods and communities, and other services provided by the County. Pima Prospers also includes an amended land use legend, land use map, and rezoning and special area policies which govern land use for unincorporated Pima County; administrative sections and appendices are also included. On motion, the Planning and Zoning Commission voted to recommend **APPROVAL SUBJECT TO AMENDMENT 6-1** (Commissioner Maese voted Nay; Commissioners Becker, Tronsdal, and Truitt were absent). Staff recommends **APPROVAL**.
(All Districts)

Planning and Zoning Commission Public Hearing Summary (July 30, 2025)

The public hearing was held in person and virtually. All commissioners present and staff attended in person.

Staff presented information on the 2025 Comprehensive Plan update process, *Pima Prospers*. Staff's presentation included a history of the 2025 update process, the plan update strategy, major modifications to the plan from the 2015 plan and critical issues being addressed in the update, and next steps for approval and other future actions, including amending the Climate Element and monitoring progress on Pima Prospers 2025 through online "dashboards."

Staff noted the specific changes in the plan update to address critical issues – these include:

- Allowing mixed-use development in the higher intensity urban residential land use designation
- Creating residential density bonuses in medium- and low-intensity urban residential land use designations for infill and redevelopment projects
- Allowing workforce housing projects in the industrial land use designation
- Consolidating commercial land use from four (4) designations to a single designation
- Creating a new designation to require master planning of Arizona State Trust Lands (ASTL) in municipal growth areas if annexed
- Identifying Census Designated Places (CDPs) in NW and SW as housing growth areas
- Designating Ajo, Flowing Wells, and the I-10/Alvernon area as urban infill/redevelopment areas
- Designating the Southeast Employment and Logistics Center (SELC) as an economic development growth area

Staff reiterated that these incentives allow an applicant to forego the plan amendment process and request a rezoning; and other incentives can be developed for the various growth areas.

During the presentation a commissioner asked if there are policies regarding incentivizing stormwater harvesting. Staff responded that the Water Resources Element looks at all sources of water, including harvesting of stormwater, as part of the nascent Net Zero Urban Water regional program. A commissioner asked why the commercial land use designations were combined into a single new designation. Staff responded that there was little to differentiate between the use objectives across the current commercial designations, with the only difference being the required designation area, and choice of which designation to use often caused confusion. A commissioner asked for clarification about the land use map and new ASTL designation specifically; staff provided an explanation. A commissioner questioned the proposed housing growth area in the Casas Adobes CDP, noting the area is already built out. Staff responded that the CDP was identified for population growth by housing studies – there have been some larger residential projects in the CDP recently and projected growth may also be due to proximity to the Towns of Marana and Oro Valley, but the area will likely need to focus on redevelopment and infill projects.

A commissioner asked how the proposed comprehensive plan monitoring will operate, especially compared to the UA Eller College *Making Action Possible* (MAP) regional monitoring dashboards which compare statistics across western cities. Staff responded that monitoring will cover in-county trends only for selected criteria and may include residential permits and solar permits.

A commissioner stated that the incorporation of energy, water, and economic development inform land regulation, and land use regulation is one of the few tools the County possesses to control how other issues evolve; the commissioner went on to ask why the issue of data centers has not been included as a chapter in the plan. Staff responded that the comprehensive plan is not regulatory in nature, and that regulation is enacted through other processes. However, the draft plan includes policies that recommend developing criteria for future proposed large-scale industries for water and energy use, under the review authority of different County departments.

A commissioner asked about the inclusion of policy for e-bikes specifically, and trails and connectivity in general. Staff responded that a section was added to the draft plan in the County Facilities and Operations Element to discuss trails connectivity and planning in general, and a policy to investigate e-bike regulations was added to the Circulation/Transportation Element specifically; staff also noted that specific trails regulations may be more appropriately addressed in the proposed 2026 Trails Management Plan. Another commissioner opined that paved and natural trails should be differentiated in the draft plan; staff replied that the County Facilities and Operations Element trails section breaks out the trail planning and maintenance by the responsible department, which includes trail types.

A commissioner asked how Pima County's Prosperity Initiative relates to Pima Prospers. Staff responded that many of the policies in the draft plan, as well as other plan content, were taken from the Prosperity Initiative as well as other sources, such as the Economic Development Strategic Plan, the reports prepared by the Drachman Institute at University of Arizona, and the ECO Northwest Housing Needs Assessment for regional affordable housing.

A commissioner asked about comments submitted by local neighborhood associations. Staff replied that meetings, in some cases multiple, had been held with neighborhood associations regarding special area policies for neighborhood areas. Staff incorporated neighborhood association comments that were appropriate for the policies, but more regulatory language proposed was not added. Staff also noted representatives from associations were present in the audience, likely to provide in-person comments. The commissioner asked about the special area and rezoning policies in general; staff provided an explanation that these policies are usually enacted through rezonings, but these do not regulate general land use over the policy area.

A commissioner requested a modification in the wording of a specific Land Use Element policy (2.A.3.e), suggesting that the economic strategies should not be integrated into the other County land use, transportation, and environmental goals in the policy, but vice-versa. Staff agreed to edit the policy but noted that more substantive changes made to the draft plan should be made through amendments to be voted on by the commission.

A commissioner noted that staff had stated that the concept of sustainability seeks to maximize the "triple bottom line" of social, economic, and environmental benefits for the community. He clarified that the three different goals needed to be optimized, not maximized.

A commissioner noted the redline edits made to the various draft plan editions but expressed concerns about the ability of the comprehensive plan to be flexible and adaptable to possible changing future conditions once approved. Staff assured the commission that the plan is not a static document, and is able to be modified and can undergo amendments after approval; staff also stated that the proposed monitoring plan will provide guidance for progress on how the plan is performing. A second commissioner noted that many individual project proposals are handled on a case-by-case basis and come under the regulation of the zoning code and other regulations, but that the comprehensive plan is the long-range vision of the County and the backbone for community decision-making.

The commission opened the public hearing.

Speaker #1 was a representative from the Coalition for Sonoran Desert Protection (CSDP), who spoke on the Maeveen Marie Behan Conservation Lands System (CLS) section of the plan. Quoting from the 20-year CLS monitoring report, she noted that, over the last 20 years, 73% of CLS open space mitigation has occurred onsite, and requested that a statement be added to the CLS policies that the County adopt a countywide landscape-level target that 70% of open space mitigation be met onsite. She stated, "We are not suggesting that each individual project, we are not suggesting case-by-case, that you must meet the 70% target; this is a landscape-level, all-project target. Just like the report noted, 73% is where you are now, so it's really just maintaining the current standard, a proven approach that you have said yourself that has worked to date." She recommended language: *across the entirety of the CLS landscape, at least 70% total acreage of lands considered as mitigation should take place onsite* be added to the plan, or requested the commission direct staff to draft similar language. She also said they supported comments submitted by the Southern Arizona Home Builders Association (SAHBA) and Tucson Mountains Association (TMA).

Speaker #2 was a representative from SAHBA. He noted the organization submitted comments regarding zoning flexibility, affordability, and land availability, and that staff had worked to amend plan language to advance housing goals. He stated that they were in support of comments submitted by Tucson Association of Realtors (July 30, 2025) to maintain the existing language of the CLS. He also stated they support staff's expertise and effort in providing the draft comprehensive plan to the commission, and they will continue to work as partners with the County to ensure market-rate and attainable housing for residents.

Speaker #3 was a representative from the TMA, a neighborhood association. He stated he felt their comments regarding low density and open space had not been adequately addressed and included, though the organization has a good working relationship with the Development Services Department. He noted that there had been a meeting between staff and Tucson Mountains neighborhood groups in May 2025, but they had submitted additional policies that they wanted added to Special Area Policy S-8, in addition to those already made after the May meeting.

A commissioner noted the redline additions already made to policy S-8 and asked what other additions TMA was requesting. The representative said the requested prohibition of erosion hazard setback variances, and maintaining open space low-density SR zoning were removed from consideration. A second commissioner pointed out that the comprehensive plan is not a regulatory document and that requests to add regulatory language may not be appropriate. Staff noted that peremptory policies that could prohibit legal avenues for due process of relief for land use requests were removed.

The first commissioner opined that the purpose of special area policies is to preserve the character of certain areas of the County, in this case the landscape character of the Tucson Mountains, and that policies should possibly allow restriction of some land use actions. Staff responded that some of the policy requests brought procedural concerns, for instance restricting guest houses. Staff noted that many of the TMA policy amendments were accepted but staff sought to balance other plan goals and policies. The commissioner asked to what extent special area policies could restrict regulations; staff reminded the commission that these policies are mainly implemented through the rezoning process and do not provide general land use regulation of the policy area. The second commissioner noted that homeowner association (HOA) documents may be more appropriate for regulating development in the area; staff noted another neighborhood group submitted design guidelines to update their special area policy that this association could use.

The TMA representative stated they do not seek to restrict development, but they have concerns about large accessory structures and parcels having adequate acreage for the proposed duplex and triplex development, and that they had not seen regulation for these in the draft plan. The second commissioner responded that development standards are well-defined in zoning code and other regulatory documents.

Speaker #4 was a representative from the Catalina Foothills Association, a neighborhood association. He stated their questions had already been addressed and thanked staff for their interaction on the comprehensive plan update and their special area policies specifically. He stated there may still need to minor modifications to their draft special area policy, and he asked about the plan approval process.

Speaker #5 was a representative from the Gates Pass Area Neighborhood Association. She thanked staff for their cooperation, but said she found the review process confusing, especially with the number of plan drafts that were presented.

No other speakers came forward and the commission chose to discuss comments.

A commissioner began to speak regarding the onsite and offsite open space mitigation processes of the CLS but asked staff to provide an explanation. Staff from Conservation Lands and Resources (CLR) provided an overview of the CLS mitigation process as found in the comprehensive plan, including the onsite and offsite mitigation processes. In particular, staff went into detail on how the offsite mitigation functions, including the qualitative review and selection of potential offsite mitigation properties.

The commissioner stated concerns that offsite mitigation is occurring in areas distant from where development is occurring, and areas of the County lose their biological value and corridor function. Staff responded that selection of offsite mitigation properties occurs within the same Sonoran Desert Conservation Plan (SDCP) planning sub-areas that are based upon regional watersheds, and if the offsite mitigation is occurring outside the sub-area, there must still be mitigation within the same watershed sub-area where development is being proposed.

The commissioner stated that the CSDP's comments on 70% onsite mitigation is a goal to continue to encourage onsite open space mitigation as much as possible, so mitigation is occurring close to where the impact is occurring. The 70% language is not a requirement or an ordinance, but to be added to the comprehensive plan as a goal, to continue to encourage the County to maintain, at a minimum, 70% onsite mitigation. The commissioner opined that there is too much offsite mitigation occurring, at a distance from high-value biological resource lands. He reiterated that this language is a target and not a requirement, to encourage onsite mitigation.

A second commissioner opined that the CLS is currently functioning well and has the buy-in of the development community. The first commissioner stated that the requested CDSP language does not change the CLS and only lays out a goal. The second commissioner continued that the current CLS ratios are effective in setting open space lands aside, which are of the same or better quality than found on development sites, in perpetuity.

The first commissioner began to respond but the chairman stated that the commission needed a motion to be able to discuss any proposed amendments to the draft plan. Staff noted that the public hearing was still open and there may be other speakers, but none were identified.

A third commissioner asked staff if an in-lieu fee is required for offsite mitigation; staff said no. The commissioner asked if mitigation lands allow trails; staff said yes, with an unpaved surface and that mitigation lands are generally open to the public. The commissioner noted adding aspirational goals to the plan update was beneficial, but quantifying the percentage may not be appropriate. Staff responded that the CLS overall is achieving about 70% onsite mitigation; however, the CLS mitigation ratios (required area of open space mitigation to area of disturbance) are aspirational but have always been treated as requirements by the Board of Supervisors. Additionally, a denuded site within the CLS may provide a better conservation outcome with offsite mitigation. The commissioner summarized that each project is reviewed by staff, there is a financial incentive to mitigate onsite (versus needing to acquire an additional property offsite), but that requiring an onsite percentage could be over-regulation.

The first commissioner stated that when developers undertake offsite mitigation in the Tortolita Fan area, this loses the opportunity for wildlife movement corridors from the Tucson Mountains to the Tortolita and Catalina Mountains. However, the requested language simply seeks to maintain the status quo with historic onsite mitigation – the requested addition is simply aspirational language. Staff responded that the SDCP seeks to maintain wildlife connectivity, and most wildlife migration occurs through riparian corridors, which are protected under Title 16 of Pima County code (Floodplain Management). Riparian areas must be set aside in developments because they are protected by ordinance.

Also, the 20-year CLS report also shows that only 18% of total rezonings have been within the CLS, which suggests that this is discouraging development in those areas. The current CLS allows flexibility for implementation, and even so, the County is still seeing 70% onsite mitigation.

Staff concluded that the CLS has been very successful and is recommending leaving the guidelines as-is. Also, staff has worked with the development community and have told them that staff supports no change to the CLS – it could be seen as being disingenuous if amendments to the CLS are allowed for one stakeholder group but not another.

A commissioner asked about the existing Transfer of Development Rights program for moving development away from environmentally sensitive areas; staff responded that the program has not been much used but other regulation continues to work, such as the Native Plant Protection Ordinance. Another commissioner asked if onsite mitigation open space is preserved in perpetuity; staff responded in the affirmative. The commissioner opined that if the County is promoting infill development, then not using offsite mitigation goes counter to that.

Staff provided concluding comments on the draft plan update process and noted that there will still be minor edits to the final draft update before it goes to the Board, including requested stakeholder changes (e.g., S-8 special area policy) and minor revisions, in addition to any substantive amendments made by the commission.

The commission closed the public hearing.

Commissioner Lane made a motion to recommend **APPROVAL** of P23CA00001, the 2025 Comprehensive Plan update, including minor revisions; Commissioner Maese gave second.

Commissioner Gungle made a motion to add an amendment to the Comprehensive Plan update to Policy 3.A.1.k #4, directing staff to develop language to reflect the requested CSDP recommendation with a landscape-level goal of 70% CLS onsite mitigation; Commissioner Matter gave second. Clarifying procedural discussion ensued and the proper process was ultimately determined to vote on amendments to the original motion. A commissioner re-stated that he believed the amendment could discourage infill development closer to the urban core.

The Commission voted to **APPROVE** the amendment to the Comprehensive Plan update 4-3 (Commissioners Hanna, Lane, and Maese voted Nay; Commissioners Becker, Tronsdal, and Truitt were absent).

No other amendments to the plan update were brought forward.

The Commission voted to recommend **APPROVAL** of the Comprehensive Plan update 6-1 (Commissioner Maese voted Nay; Commissioners Becker, Tronsdal, and Truitt were absent) subject to one (1) amendment to 3.A Environmental Planning Element, 3.A.1 Maeveen Marie Behan Conservation Lands System (CLS).

MH/ds
Attachments

c: Carmine DeBonis, Jr., Deputy County Administrator



2025 COMPREHENSIVE PLAN UPDATE

PLANNING AND ZONING COMMISSION STAFF REPORT



HEARING DATE	July 30, 2025
CASE	P23CA00001 PIMA PROSPERS – 2025 COMPREHENSIVE PLAN UPDATE
PLANNING AREA	All
DISTRICT	All
LOCATION	Unincorporated Pima County, AZ
REQUEST	10-Year Update of the Pima County Comprehensive Plan - Pima Prospers
OWNER	n/a
AGENT	Pima County Development Services Department, et al.

Stated Reasons to Update the Comprehensive Plan

Arizona Revised Statute (ARS) § 11-805 states the Board of Supervisors (BOS) shall adopt a county comprehensive plan to be the official guide for the development of the area of jurisdiction. A county comprehensive plan, with any amendments, is effective for up to ten years after the date the plan was adopted. *Pima Prospers*, the 2015 Pima County Comprehensive Plan update, was approved by the BOS in August 2015 – the comprehensive plan is due for update per state statute.

Staff Report

Staff recommends **APPROVAL** of Pima Prospers, the 2025 Pima County Comprehensive Plan update. The comprehensive plan is comprised of 1) the **policy document**, various elements that guide land use and development across the unincorporated county; 2) the **land use legend**, the designations which provide land use objectives and allowed residential densities on properties in the County; 3) the **land use map**, the graphic representation of the legend; and, 4) **rezoning and special area policies**, which cover specific properties and sites. These are the same components of previous comprehensive plans, but are being updated from the 2015 plan to reflect changes to address conditions and challenges in the County.

Review and Recommendation Process

The Planning and Zoning Commission (P&Z) may formulate and draft the comprehensive plan update as a whole or separate parts corresponding with functional divisions of the subject matter, and amend, extend, or add to the comprehensive plan subject to statute (ARS § 11-805.E). The P&Z can make a recommendation on the whole plan to the BOS, or by sections of the plan.

Similarly, the BOS may adopt the comprehensive plan update as a whole or by successive actions adopt separate parts of the plan. However, the county comprehensive plan update shall be approved by the **affirmative vote of at least two-thirds of the BOS**, i.e., at least a 4-1 vote (ARS § 11-805.J).

Background

The 2025 Pima County Comprehensive Plan update (hereafter, *update*) process has been underway for around two years. The process was envisioned as a minor update to the 2015 comprehensive plan, but to add goals and policies to address critical issues and challenges that have arisen over the last decade.

Additions and changes in Pima Prospers with the 2025 update include:

- Emphasis on regional housing supply, affordability, and diversity
- Providing incentives for housing, mixed use, infill, and redevelopment projects
- Promoting combined use of Central Arizona Project water and wastewater reclamation
- Including strategies from Economic Development Strategic Plan and Prosperity Initiative
- Reducing implementation actions those with direct land use and development connection
- Repealing obsolete or fulfilled special area and rezoning policies

Comprehensive Plan Update Content

Policy Document: the previous plan update, Pima Prospers 2015, was envisioned as a healthy community plan for the County's people, economy, and environment. In addition to extensive public outreach through the *Imagine Greater Tucson* process (Oct. 2010-Sept. 2012), the update process solicited comment, goals, and policies from 24+ County departments. This 2025 update seeks to scale back the plan elements to those which are more germane to land use and development. Planning Division staff also had limited authority and influence over other departments' operations and related plan implementation actions, and these have been removed.

Pima Prospers 2015 goals and policies addressed recovery from the 2008-2009 recession, and mainly concentrated on economic development and regional employment. These continue to be important topics in the 2025 update, but other current identified issues and challenges include transportation efficiency, renewable energy, future water resources, climate uncertainty, and in particular, housing. Housing supply, affordability, and diversity have been affected by the aftereffects of the recession and the Covid pandemic, with related labor and material shortages, volatile markets and interest rates, and unpredictable government regulation. The Drachman Institute at University of Arizona contributed draft reports to provide background information and recommendations for these key topic areas. Other County departments also contributed elements with background information, goals, and policies in specific subject matter areas.

The update includes the plan elements required by statute: Land Use, Military Airport, Water Resources, Energy, Open Space, Environmental Planning, Circulation and Transportation, and Growth Areas. Other key elements include Housing, Neighborhoods and Communities, Wastewater Reclamation, Flood Control and Drainage, and County Facilities and Operations. Many elements and policies mirror those found in the County's Economic Development Strategic Plan and the Prosperity Initiative.

Land Use Legend: designations remain mostly unchanged for rural, suburban/exurban, commercial, industrial, and specialty land uses. The update proposes consolidating the four commercial designations into one general commercial designation and creating incentives in residential and industrial designations for mixed use, infill, redevelopment, and workforce housing projects. The update also creates a new designation to require master-planning on AZ State Trust Lands within other municipalities' future growth areas – this is the only designation amending land use under the update.

Land Use Map: approved changes to the land use legend will be reflected in the land use map.

Rezoning and Special Area Policies: special area policies cover larger sites or regional areas, enacted through an amendment to the comprehensive plan or are carried forward from previous zoning plans, and rezoning policies are enacted on a property or a site as part of a comprehensive plan amendment. Both policy types generally become conditions for approval of a subsequent rezoning or similar land use requests. The update repeals policies that have been enacted, are obsolete, or cover areas that have been developed. New special area policies and amendments to existing policies have also been requested by stakeholder groups – these have been modified when not in conflict with state statute, the zoning code, and other regulation.

Other Plan Sections: The Climate Element of the plan update is proposed to be postponed, to be drafted and completed once the County Climate Action Plan has been finished. Also, staff requests additional time to identify key topic areas to monitor progress on implementation of the plan – this may include involvement with other regional municipalities (who are also currently updating their equivalent general plans), especially for topics of regional scope (housing supply and diversity, transportation, water resources, open space). These are not plan elements required by state statute and may be presented to P&Z for consideration and forwarded to BOS after update of the main comprehensive plan.

Comprehensive Plan Update Timeline

The Pima Prospers 2025 update has been underway for over two years, a summary of activities is presented below:

Initiation by the Commission: staff requested initiation of the 2025 update at the March 29, 2023 P&Z public hearing.

Public Participation Plan: staff presented and the BOS approved the *2025 Comprehensive Plan Update - Public Participation Plan* at their public hearing on May 2, 2023 (required under ARS § 11-805.B.1).

Pima County Department Outreach: staff began outreach with County departments in summer 2023 to inform them of the upcoming update and to allow them to prepare plan content.

Stakeholder Group and Public Outreach: staff conducted outreach on the update with stakeholder groups (SAHBA, Diamond Ventures, Tucson Chamber, Metro Pima Alliance, Coalition for Sonoran Desert Protection, Affordable Housing Commission), regional organizations (Green Valley, Western Pima County [Ajo AZ], Flowing Wells, SE Tucson), neighborhood groups (Gate's Pass, Tucson Mountains, Catalina Foothills, Tanque Verde Valley), and municipalities in the County, among others, July 2023-July 2025.

Commission Study Sessions: staff provided progress on the update with study sessions at the 30 Aug. 2023, 28 Feb. 2024, 25 Sept. 2024, 29 Jan. 2025, and 28 May 2025 P&Z public hearings.

Preliminary Draft Plan Update: staff posted a preliminary draft of the update online and provided the opportunity for public and stakeholder review and comment, January 15-March 15, 2025.

60-Day Review Draft Update: staff posted a draft of the update online, notified required state agencies, counties and jurisdictions, other regional stakeholder groups, and the general public, and accepted review and comment on the plan update from April 20-June 20, 2025 (required under ARS § 11-805.F).

Commission Study Session: staff held a study session (required under Zoning Code Section 18.89.050.E.4) on June 25, 2025, to review the plan update and 60-day review comments

received, and to set the P&Z hearing date for July 30, 2025 to consider the update with a recommendation to the BOS – this P&Z public hearing meets ARS and Zoning Code requirements for the update.

Stakeholder Group and Public Comments

Stakeholder group and public comment has been submitted through email and via online comment feed for preliminary review (January-March 2025) and 60-day review (April-June 2025) drafts of the update. Staff also accepted comment and recommendations in meetings with groups and organizations. Comment has been collated and organized into matrices with staff response – these are also part of the submitted update materials.

Published notice of the P&Z hearing for the plan update and the website posting of this staff report, the draft update, and other support materials will occur a minimum of fifteen (15) days prior to P&Z public hearing. The website will be updated to include stakeholder group and public comment throughout the process to the Planning and Zoning Commission and the Board of Supervisors.

Respectfully submitted,



Mark Holden, AICP
Planner III

c: Carmine DeBonis, Jr., Deputy County Administrator