



City of Tucson Planning & Development Services

DOWNTOWN AREA INFILL INCENTIVE DISTRICT (IID)

A. Pre-application conference.

A pre-application conference with the PDS staff is required to determine:

1. Whether the plan meets the IID Plan submittal requirements and the development standards of the IID and applicable Sub district; and
2. Whether the application will be reviewed through the Minor or the Major Design Review Procedure.
3. If the application is determined to be Mayor Design Review, the applicant may order labels from PSDS.

B. Neighborhood meeting.

1. A neighborhood meeting must be held in compliance with the public notice procedures for neighborhood meetings in UDC Section 3.2.2.
2. The Neighborhood Association or Committee will designate a liaison to facilitate communication during the projects review.
3. A written summary of the neighborhood meeting will be provided to the liaison 7 to 10 working days after the neighborhood meeting was held. The liaison will then review and agree with the the applicants meeting summery or offer comments. A copy of the written summary and of the audio recording of the meeting must be filed with PDS at the time of filing the development application for a project.

C. Application submitted Per IID PDS Plan Policy

Minor:

1. Review by the City's Design Professional;
2. Design Professional recommendation to PDS; and
3. Decision by the PDS Director pursuant to Section 5.12.8.I

For Major Design Review notice of the neighborhood meeting as outlined above

1. Review by the City's Design Professional;
2. Review by IID DRC;
3. Design Professional recommendation to PDS; and
4. HPZ review, Advisory Review, and Historical Commission make recommendations
5. Design Professional reviews recommendation to PDS; and
6. Decision by the PDS Director pursuant to Section 5.12.8.I
7. Design professional Review of Building Plans. Prior to the issuance of a building permit for development under the Optional IID provisions, the Design Professional will review the development package and the building plans for compliance with the approved IID Plan.
8. Appeals maybe requested to the BOA.