

**UNIFIED DEVELOPMENT CODE  
ARTICLE 5., OVERLAY ZONES  
SECTION 5.8, "H" HISTORIC PRESERVATION ZONE**

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**5.8.6. STEPS TO ESTABLISH OR AMEND AN HL**

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**A. Nomination Proposal**

A nomination proposal for the proposed Historic Landmark is provided to ~~both~~ the City Historic Preservation Office, ~~and~~ the PDSD Director ~~for review and for recommendation and to~~ the Tucson-Pima County Historical Commission Plans Review Subcommittee ~~to formally consider the nomination for review and recommendation to the Zoning Examiner~~. The nomination proposal ~~should~~ shall include ~~a completed application form, with~~ a map outlining the geographic boundaries of the proposed area, a summary of the historic resources in the proposed HL, and a completed National Register of Historic Places form, or National Register nomination, or a State of Arizona Historic Property Inventory Form. Multiple photographs and attached Statements of Significance and Integrity must also be attached to the nomination proposal.

Staff shall review the survey and inventory information ~~by the~~ for eligibility criteria and completeness. Staff ~~shall and~~ accept or reject the ~~application nomination proposal~~ within 14 days of submittal.

**B. Tucson-Pima County Historical Commission Plans Review Subcommittee**

**1. Public Meeting**

The applicant presents the nomination proposal materials and any other evidence of historical significance and integrity in a public meeting. The Tucson-Pima County Historical Plans Review Subcommittee votes to recommend approval or denial of the nomination.

**2. Recommendation**

If the Tucson-Pima County Historical Commission Plans Review Subcommittee votes to recommend approval of the nomination proposal, the applicant receives a ~~recommendation~~ letter from the PDSD Director. This letter acts as formal notification that the nomination proposal has been recommended for approval, and the

~~applicant may proceed with the submittal of the HL rezoning application and materials. initiated and will be forwarded to the Mayor and Council to initiate the establishment or amendment of the HL Zoning Examiner.~~

**C. Change of Zoning**

~~The rezoning application and nomination materials are reviewed by the Zoning Examiner and considered for approval in accordance with Section 3.5 Rezoning (Change of Zoning) and must comply with all rezoning steps. The Zoning Examiner recommendation shall include findings verifying designation eligibility, integrity and any land use impacts of the proposed HL. The Zoning Examiner's recommendations regarding land use impacts are for consideration by the Mayor and Council but are to be presented separately from findings regarding the HL eligibility, and are not intended to place special rezoning conditions on the proposed HL. The Zoning Examiner's recommendations are forwarded to the Mayor and Council. The Mayor and Council decision on the change of zoning may include the designation of buildings, structures, or sites as Contributing, Non-Contributing or Intrusive, and the designation of a HL.~~

~~Initiation~~

~~The Mayor and Council make a decision whether to initiate the establishment or amendment of a HL.~~

~~1. Public Meeting~~

~~The request to initiate the consideration of establishing or amending a HL is considered by the Mayor and Council in a public meeting.~~

~~2. Decision~~

~~The Mayor and Council shall make the decision whether to initiate the process for the establishment of, or amendment to, a HL by the eligibility criteria separate from the land use.~~

~~3. Expiration of Initiation~~

~~The initiation by the Mayor and Council of the establishment of, or amendment to, a HL expires five years from the date the Mayor and Council make the decision to initiate.~~

**D. Additional Requirements for Hls**

**1. Design Standards**

Refer to Section 5.8.9 for HL Design Standards. Consultation with the City Historic Preservation Office may be necessary in special cases.

~~E. Change of Zoning~~

~~The application is reviewed by the Zoning Examiner and considered for approval in accordance with Section 3.5, Rezoning (Change of Zoning). The Zoning Examiner recommendation, separate findings regarding designation eligibility and the land use impacts of the designation, is then forwarded to the Mayor and Council. The Mayor and Council decision on the change of zoning may include the designation of buildings, structures, or sites as Contributing, Non-Contributing or Intrusive, and the designation of a HL.~~

**EF. Dissolution of a HL**

Dissolution of a HL is reviewed and considered for approval in accordance with Section 3.5, Rezoning (Change of Zoning).

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