



PLANNING COMMISSION

Wednesday, August 20, 2014, 6:00 P.M.

Mayor and Council Chambers

255 W. Alameda

Tucson, Arizona 85701

Legal Action Report

1. Roll Call

Meeting was called to order by Chair Sayler-Brown at **6:00 p.m.** Those present and absent were:

Present:

Thomas Sayler-Brown	Chair, Mayor
Quentin Bryson	Member, Ward 2
Joseph Maher	Member at Large, Ward 3
Joe Yee	Member, Ward 4
William Podolsky	Vice Chair, at Large, Ward 4
Peter Gavin	Member at Large, Ward 5
Ladd Keith	Member at Large, Ward 6
Marc Fink	Member, Ward 6

Absent:

Rick Lavaty	Member, Ward 1
Kim Patten	Member at Large, Ward 1
Kevin Dahl	Member, Ward 3

Staff Members Present:

Ernie Duarte, Director, PDSD
Jim Mazzocco, Deputy Director, PDSD
Piroschka Glinsky, Senior Assistant City Attorney, City Attorney's Office
John Beall, Principal Planner, PDSD
Carolyn Laurie, Principal Planner, PDSD
Alexandra Hines, Intern, PDSD
Belinda Flores-McCleese, Administrative Assistant, PDSD
Monica Sierra, City Clerk's Office

2. Approval of Minutes/Legal Action Report – July 16, 2014

It was moved by Commissioner Bryson, duly seconded by Commissioner Gavin, and was carried by a voice vote of 8-0, to approve July 16, 2014 Minutes. (Commissioners Lavaty, Patten and Dahl absent).

**3. University Area Plan Amendment (PA-14-01)
Northwest Corner Campbell Avenue and Speedway Boulevard**

Presentation by John Beall, Principal Planner, PDSD and Applicants: Jim Portner, Richard Shenkarow, Phillip Neher and Keri Silvyn.

Public Hearing Speakers:

Carl Noggle
George Milan
John S. O'Dowd
Chris Gans
Richard Mayers
Molly McKasson
Diana Lett

It was moved by Commissioner Bryson, duly seconded by Commissioner Gavin, to close the public hearing. Motion passes with a voice vote of 8-0 (Commissioners Lavaty, Patten and Dahl absent).

**Break @ 7:55 p.m.
Reconvene @ 8:03 p.m.**

All members present (Commissioners Lavaty, Patten and Dahl absent)

It was moved by Commissioner Bryson, duly seconded by Commissioner Maher, to forward this Plan Amendment to Mayor and Council with a recommendation to amend the University Area Plan by adding Section 3.G Helen-Warren Station Area, Sub-Area 1 based on the following findings:

1. Consistent with *Plan Tucson*,
2. Recognize University area as a compact, pedestrian-oriented, regional activity center,
3. Fosters linking Downtown, Fourth Avenue, and University of Arizona,
4. Supports modern streetcar and public-private partnership opportunities and provide new transit-oriented development to support multi-modal transportation networks,
5. Supports efforts to coordinate City policy with the University of Arizona's Comprehensive Campus Plan.

In addition, dimensions in the Northern extremity are limited to 250 feet, 130 feet in the Eastern extremity and in the Southern extremity dimensions are limited to 154 feet (as shown in exhibit 3.G.2), excluding any reference to the number of stories. Staff and applicant are to include verbiage that says plazas and open spaces are available to the public.

Motion passes by a voice vote of 8-0 (Commissioners Lavaty, Patten and Dahl absent).

4. Park Industrial Zone, Individual Parking Plan, Light Industrial Zone Text Amendments

Presentation given by Jim Mazzocco, Deputy Director, PDSD.

Public Hearing Speaker:

Keri Silvyn, Lazarus, Silvyn & Bangs P.C.

Ms. Silvyn asked if an automotive use like a Brake Masters or Discount Tire would be permitted. Staff responded that these uses would be allowed in the revised P-I Zone.

The Planning Commission did not object to including Automotive Service and Repair Use as a proposed permitted use in the P-I Zone.

It was moved by Commissioner Maher, duly seconded by Commissioner Gavin, to close the public hearing. Motion passes by a voice vote of 8-0 (Commissioners Lavaty, Patten and Dahl absent).

It was moved by Commissioner Fink, duly seconded by Commissioner Gavin, to forward a recommendation to Mayor and Council to include certain C-2 Zone Uses in the P-I Zone with appropriate standards and correct scrivener's error Park Industrial "P-1" with the correct "P-I".

Motion passes by a voice vote of 8-0 (Commissioners Lavaty, Patten and Dahl absent).

It was moved by Commissioner Bryson, duly seconded by Commissioner Gavin, to include Historic Preservation Zone properties in notice and right to appeal for Individual Parking Plans.

Motion passes by a voice vote of 8-0 (Commissioners Lavaty, Patten and Dahl absent).

It was moved by Commissioner Keith, duly seconded by Commissioner Gavin, to reduce setback in the I-1 Zone for Shelter Care, Children & Teenagers who need full-time supervision and correct scrivener's error "&.11" in use specific standards column.

Motion passes by a voice vote of 8-0 (Commissioners Lavaty, Patten and Dahl absent).

5. Infill Incentive District Revisions

Presentation given by Jim Mazzocco, Deputy Director, PDSD.

Discussion held.

It was moved by Commissioner Keith duly seconded by Commissioner Gavin, to combine the Infill Incentive District Subcommittee (scheduled on September 18th) with the Planning Commission Study Session on September 17th. Commissioner Keith would like to make it the first Agenda item and allow for free-flowing discussion with the public.

Motion passes with a voice vote of 8-0 (Commissioners Lavaty, Patten and Dahl absent).

6. Urban Agriculture Update

Presentation given by Jim Mazzocco, Deputy Director, PDSD.

Discussion held.

No action taken.

7. Broadway Corridor Update

Update given by Commissioner Maher.

No action taken.

8. Grant Road Update

Presentation given by Commissioner Maher.

No action taken.

9. Mayor and Council Update

Presentation given by Ernie Duarte, Director, PDSD.

Discussion held.

No action taken.

10. Future Agenda Items

Items for next meeting scheduled September 17, 2014

- Infill Incentive District Ordinance (draft) – Study Session

11. Call to the Audience

No Speakers

12. Adjournment – Meeting adjourned at 9:57 PM