

## Sustainable Land Use Code

**Group:** Staff Infill 2

**Attendees:** Melissa Antol (MA), Evan Canfield (EC), Gina Chorover (GC), Peter Gavin (PG), Maria Gayosso (MG), Ann Vargas (AV), and Matt Zoll (MZ)

**Facilitator:** Darcie White

**Staff:** Adam Smith

Policy	Action Requested	Comments
		Why not allow neighborhood-scaled retail in neighborhoods and better facilitate home-occupation uses? (MG)
HA-B.1	Move to Proceed	(MG)
		Clarify that water-related policies should address not only conservation and availability, but the infrastructure required to convey water also.
WQ-B.1		Clarify whether rainwater collection and gray water structures can be in the front yard. (MG)
AE-R.7		Shade structures should also be required over playgrounds equipment (MG)  Exemptions to height requirements should be made for shade structures. (AV)
CH-R.6	Move to Proceed	(MG) Background: Schools are already required to prepare Safe Routes to School plan. However, they only have to provide safety improvements on-site. (MZ)
MT-B.3	Move to Proceed	Remove barriers preventing connectivity. (MG)  Some perimeter walls around subdivisions were constructed to attenuate noise from abutting roadways. When and where openings in perimeter walls are required should be balanced against the purpose for the wall as attenuating sound. (MA)  Cul-de-sacs also create barriers to connectivity. (MZ)  Repeatedly see proposed rezoning conditions agreed upon by neighborhoods prohibiting access through rear walls of shopping centers. (PG)
UF-R.8	Move to Proceed	What's wrong with proceeding with this policy? (GC) Background: The City and County will be reluctant to maintain the trees and landscaping. (MZ)
MT-B.4	Move to Proceed	There is evidence showing that narrow streets are effective at traffic calming. (MG)  Oro Valley has narrow street standards that can be used as a reference. (MZ)
		Facilitate farmer's markets. (RR)
FP-R.5		Will limiting mobile food vendors be considered? (GC)  Can see remnants of older restrictions on drive-thru facilities around time. (PG)

<b>Policy</b>	<b>Action Requested</b>	<b>Comments</b>
		Get map from Pima County showing the distribution of grocery stores and fast food restaurants in the City. (GC)
FP-R.1		Allow urban farms in industrial zones. (MG)
FP-I.1		How do roof top gardens benefit anyone other than users of the building? Why would these be counted as open space? (MA)
MT-R.3		Define “transit center”? Will be difficult mandating density requirements at transit centers outside the downtown area. (MA)
HA-I.1		Why limit density bonuses to projects along major transit corridors only? Expand to include major bike routes. (MG)  Define “affordable housing.” Affordability varies on the type of project it is and how the project is funded (e.g. public funding). (AV)
		Having affordable housing, transit, and infill policies will bolster the City’s chances of getting federal funding. (AV)
WQ-R.4		In Tucson, studies show that retention/detention basins in many parts of town will not recharge the aquifer. (EV)
MT-I.6		What does “streamline” mean? (RR) Response: Allow staff to make more determinations and clarify standards. (DW)  Revise to read “review and approval process.” (PG)  One way to streamline process is to remove the appeal procedure to the Mayor and Council for Special Exceptions. Appeals add 2-3 months to the process and the Zoning Examiner’s decision has rarely been overturned. (PG)  Does streamlining include the building permit review process, in particular, review by the health department? (MZ) Response: These are more to do with zoning entitlements than the Building Code. (PG)
MT-B.1		Will mixed use areas be identified by the UDC or General Plan? (MG)
OS-B.1		Think big when considering alternative forms of open space such as community gardens and church grounds. (AV)
		Allow gravel in some areas of parking lots. (EC)
		Allow residential projects to reduce the required number of on-site parking if the project has an on-street Parking Permit program. (AV)
No reference provided	Move to Proceed	Require minimum alternative energy % if development in generation or purchase.