



Planning Commission Infill Subcommittee

Planning Commission Infill Subcommittee
Minutes
Monday, September 26, 2005 at 5:30PM
Copper Room – 600 S. Alvernon Way
Tucson, AZ

Members Present: Thomas Sayler-Brown (Chair), Shannon-McBride Olsen, Sami Hamed, and Frank Thomson

Members Absent: Dan Williams (Vice Chair)

Staff Present: Andrew Singelakis, Sarah More, Michael McCrory, Rebecca Roupp, Glenn Moyer, and Rafael Sebba

Guests Present: Tracy Williams, Ruth Beeker, Carol Clark, Lori Lusting, Beryl Baker, Les Pierce, Christine Villela, Bob Schlanger, Michael Dabdoub, Larry Potter.

I. **CALL TO ORDER**

Thomas Sayler-Brown called the meeting to order at 5:40PM

II. **APPROVAL OF AUGUST MINUTES**

Motion made by Sami Hamed, seconded by Shannon-McBride Olsen to approve the minutes with modifications. The motion passed unanimously among those members present.

III. **INTRODUCTION OF REBECCA RUOPP**

Andrew Singelakis introduced Rebecca Ruopp, newly hired by the Department of Urban Planning and Design as its new Neighborhood Infill Planner. Her role will be to work with neighborhoods and the development community to achieve compatible design. She will also be working on a plan for infill development. In addition, she has been charged with updating neighborhood and area plans.

IV. **DISCUSSION OF SUBCOMMITTEE PROCESS**

Singelakis stated that over the course of the past several months, we had heard numerous issues from neighborhood interests and the development community calling for the following with regard to acceptable infill regulations:

Planning Commission Infill Subcommittee – Minutes

September 26, 2005

Page 2

- Predictability
- Flexibility
- Community Input
- Efficient Review
- Compatibility

With the Residential Cluster Project completed, the remaining items for a complete package of infill development regulatory changes are as follows:

- Design Guidelines
- Neighborhood Protection Overlay Ordinance
- Infill “PAD”/Mixed Use Zone

It would be prudent to bring all of these and the RCP to the Planning Commission at the same time so that it could be viewed as a comprehensive whole. The RCP will be held until the other three products are completed. He suggested that the subcommittee break out into smaller working groups. The groups would be open to the public and would meet at the 3rd Floor Conference Room at the Department of Urban Planning and Design, Mac Arthur Building, 345 E. Toole Avenue. This room is more conducive for working groups. The meetings will be open to the public. Members of the Subcommittee are strongly encouraged to attend, although the meetings can go on with either a quorum of the subcommittee or with no subcommittee members present. The full subcommittee would reconvene when the working groups are completed with their work, probably after the 1st of the Year.

MOTION made by Frank Thompson, seconded by McBride-Olsen to endorse the process outlined by Singelakis. The motion passed unanimously among those members present.

V. **REVIEW OF “MINOR PAD”, NEIGHBORHOOD PROTECTION OVERLAY ZONE, DESIGN GUIDELINES**

Singelakis described the Minor Pad/Mixed Use Zone. Essentially this is a new zoning designation that would enable a developer to work with neighbors to look at the unique characteristics of a site, and to determine what would best fit the site, rather than conventional zoning, which works in the opposite manner. There would be two options. When the property owner does not have the uses necessary for the project, a new zone would be evoked similar to OCR-1 that would allow for a broad range of uses. Development criteria would be established through the rezoning process. Review would occur by the Design Review Board. When approved there would be no need for variances. The second would be for when the property owner has a zoning classification that allows for the intended uses. This would involve the “Full Notice Procedure” with neighborhood meetings, and would be approved in a manner similar to a Special Exception with review by the Design Review Board. Again, no variances would be required.

Planning Commission Infill Subcommittee – Minutes

September 26, 2005

Page 3

The Neighborhood Protection Overlay Zone would be approved in the same manner as an overlay zone. It would outline a process that would allow for the neighborhood, based upon neighborhood plans, to identify key variables for consideration. It would involve a review process for development in that neighborhood.

Rafael Sebba went through the Commercial Design Guidelines and outlined its contents. Questions were raised as to how the guidelines are to be used. Typically, the guidelines are used to guide decision making on site specific issues for use by reviewing entities for Design Review Board cases, rezoning, special exceptions, Planned Area Developments, RCP subdivisions among others. Also, the guidelines communicate to developers City design expectations. The guidelines will be taken to other stakeholders for review and comment.

With regard to design guidelines members of the subcommittee raised the following issues:

- Are they too extensive?
- How do they relate to existing or new development
- Would like to obtain copies of guidelines for the City of Scottsdale.
- Identify good development examples within Tucson.
- Focus on key elements.
- Understand that they are harder to implement in already developed areas (as opposed to master planned communities).
- Discuss redevelopment and what role the City government can play in it.
- Discuss relationship to the Major Streets and Routes Plan and other transportation plans.
- Recognize the difference between redevelopment and new development.
- The design guidelines need to distinguish when certain standards are to be applied.

Members of the subcommittee requested information concerning other items on the agenda:

- An analysis of geographic dispersion of permits and subdivisions.
- Geographic dispersion of vacant parcels.
- The relationship of the neighborhood overlay zone to the neighborhood and area plans.

VI. MEETING SCHEDULE

The following times were set aside for the first meetings of each of the groups:

- MONDAY, OCTOBER 17, 5:30PM Neighborhood Protection Overlay Zone
- MONDAY, OCTOBER 24, 5:30PM Infill “PAD”/Mixed Use Zone
- MONDAY, OCTOBER 31, 5:30PM Design Guidelines

The full subcommittee will reconvene after each working group has completed its work.

Planning Commission Infill Subcommittee – Minutes

September 26, 2005

Page 4

VII. CALL TO AUDIENCE

Members of the audience raised the following issues:

- The subcommittee provided for an open forum to air issues, and there is agreement that working groups would be a better way in which to finalize its business.
- There needs to be better zoning for inner city areas to spawn investment there.
- Other departments (DSD, transportation) need to be involved in the proposed amendments.
- The distinction between “townhouse” and “condominium” in the code is problematic.
- Bonus density provisions of the RCP should be retained.
- The website needs to have better links to work products of the subcommittee.
- The design guidelines should not be optional.
- Some of the guidelines need to be codified.

VIII. ADJOURN

Motion made by Thompson seconded by Hamed to adjourn the meeting at 7:15PM. The motion carried unanimously.