

Infill/Mixed Use "PAD" Zoning Working Group of
City of Tucson Planning Commission's Infill Subcommittee

Meeting: Monday, October 24, 2005
Time: 5:30PM
Place: Department of Urban Planning and Design 3rd Floor Conference Room

ATTENDING:

Andrew Singelakis, Urban Planning and Design
Sarah More, Urban Planning and Design
Rebecca Ruopp, Urban Planning and Design
Viola Romero-Wright, City Attorney's Office
Dan Williams, Planning Commission
Ruth Beeker, Neighborhood Infill Coalition (NIC)
Tracy Williams, NIC
Bonnie Poulos, NIC
Ari Posner, The Planning Center
Tina Lee, Ward 2
Larry Potter, Affordable Housing Trust
Carol Clark, Ward 3

MEETING SUMMARY

Andrew Singelakis described the concept of a new infill or mixed-use zone. It could contain the following elements:

- Address infill parcels
- Design a specific site rather than try to fit zoning regulations to a site
- Site plan associated with development proposal
- Applicable mostly to smaller parcels
- Full notice procedure
- Design review board review
- In no changes to the underlying uses proposed, would go to the zoning examiner (like a special exception)
- If there were changes to the underlying zoning, then a rezoning would be required.
- No further variances.
- Flexibility from MS&R setback/height requirements.
- Design guidelines.
- Tie in with neighborhood/area plans.

The following questions and comments were received:

- Since collector roads are included in the MS&R, will this ordinance be applied to collector roads as well?
- What about future road widening?
- Relationship to the MS&R needs to be explored.
- Compatibility standards needed to set parameters around projects.
- Bus pullouts, right turn lanes should be incorporated into design.
- Area and neighborhood plans should be a basis for the design.
- Visual analysis needed to determine if proposed heights are appropriate.
- Planning Department needs to take lead on review.
- Quality of life/environmental factors (shade, air, etc.) needs to be considered.

- Density minimums no maximums so as not to facilitate too low of a density.
- Transit routes a factor in review.
- Parking should be adequate to avoid spilling over to neighborhood streets.
- A specific parking analysis is needed to account for the uses located within the project.
- Reductions in parking bases upon availability of nearby parking garages.
- Drainage should be considered.
- Perimeter yards and setbacks/buffers as appropriate.
- Water harvesting should be applied.
- Maximum site area should be considered.
- Housing variety should be considered.
- The R-2 zone encourages multi-family development - 5,000 sq. ft. lot required for a single family house, but only 6,000 square feet for a duplex (less than 3,000 sq. ft. per dwelling unit).
- Clarity of notice given for such proposals is necessary.
- Issues related to current RCP requirements for common areas in cluster subdivisions are unnecessary in some cases.

Andrew Singelakis stated that the next meeting would be on November 28th at 5:30PM. A draft ordinance for review will be presented. Following that, and following resolution of the Neighborhood Protection Overlay Zone and Design Guidelines, all of the items including the RCP will be brought back to the full infill subcommittee. This will likely occur sometime in January of 2006.