

## **B-2. PDSB Requirements and Review**

### **B-2.a. Main Gate District Development Packages.**

B-2.a.1. Development package submittals require approval by the City of Tucson (except where state law supersedes local jurisdiction).

B-2.a.2. Applicants electing to develop under the Main Gate District zoning option must submit a development package in compliance with applicable Main Gate District requirements.

B-2.a.3. Except as provided herein, a development package for development under Main Gate District zoning option shall be prepared in compliance with City of Tucson Development Standard No. 2-01.0.0 and in compliance with other requirements imposed by the MGD. The Planning and Development Services Director may require applications to provide sufficient drawings and information to demonstrate compliance with the MGD requirements. The title block required by Section 2.4 of Development Standard No. 2-01.0.0 shall include the statement "Development under Main Gate District zoning option." The development package submittal shall include the communication from the City's Design Professional described in Section B-2.d.5.

B-2.a.4. In addition to the documentation required by Development Standard No. 2-01.0.0, the Director may require an applicant to provide elevations sufficient to demonstrate compliance with Sections C-19.s through C-19.x (Building Articulation) and C-17 (Height and Mass Transition) and the height limitations contained in Table 1 and Figure 3 in Section C-3.

B-2.a.5 Applicants seeking a departure from the minimum motor vehicle parking requirements contained in Section C-5 must provide a parking statement explaining the justification for the reduction and may be required by the Director to provide a Parking Impact Analysis prepared by a qualified third-party consulting traffic engineer.

### **B-2.b. Review and Approval Procedures.**

The PDSB shall administer review of Main Gate District Development Packages pursuant to the City of Tucson Development Compliance Code Sections 23A-31 (Zoning Compliance Review) and 23A-34 (Development Plan Review) except that a pre-application conference is required.

### **B-2.c. Pre-Application Conference.**

Each Applicant shall meet with PDSB staff in a pre-application conference to verify the requirements for development in the Main Gate District zone. The conference is intended to be an informal opportunity for the applicant and staff to discuss the proposed project and review the proposals for important project features such as building location, site access, trash/recycling collection, on-site retention, and the existence and proposed treatment of any Contributing Structures. Staff will provide direction as to how the project meets the purpose of the Main Gate District and advise the applicant of any additional submittal requirements (e.g., demolition review, traffic statement, parking plan, design review process).

### **B-2.d. Review of Design Standards.**

B-2.d.1. Design review for projects developed under the MGD zoning option that are three stories or greater or adjacent to Speedway Boulevard or Euclid Avenue shall be conducted by the Main Gate District Design Review Committee (DRC). All other projects developed under the MGD zoning option shall be reviewed by the City's Design Professional.

B-2.d.2. The DRC shall be appointed by the City Manager and shall be comprised of the Design Professional, two members from the West University Neighborhood Association that own property in the West University Neighborhood, and two members designated by the largest non-governmental property owner within the MGD. In addition, an at large member may be appointed for

specific projects at the City Manager's discretion. A quorum of the DRC shall be the Design Professional and at least two other members.

B-2.d.3. Notwithstanding Section B-2.d.1, if for any reason the City Manager has not appointed the members of the DRC or a quorum is not obtained for a particular application, the Design Professional shall make a recommendation directly to the PDS Director.

B-2.d.4. The DRC shall review applicable projects for compliance with the following MGD requirements:

B-2.d.4.i. For projects on Euclid Avenue, project scale in relation to the scale of surrounding buildings and architectural compatibility with nearby buildings in the HPZ overlay zone. (See Sections C-18.b. and C-18.c.)

B-2.d.4.ii. For projects on Euclid Avenue or Speedway Boulevard, the building step-back requirements of Section C-17.

B-2.d.4.iii. For all projects, the requirements of Section C-19 (Design Standards).

B-2.d.5. Applicants shall meet with the DRC or Design Professional (as the case may be) to discuss the project and its compliance with the MGD design requirements as required by the Design Professional. Within fifteen days following the final such meeting, the Design Professional shall provide a written report to the applicant, the DRC members and the Director describing any issues of concern identified the DRC, stating whether the proposal complies with the MGD design requirements, and making recommendations on any modifications to the project needed to bring it into compliance with the MGD design requirements. The applicant shall include the Design Professional's communication in the development package submitted under Section B-2.a.

B-2.d.6. The DRC's or Design Professional's recommendations shall be advisory to the Director, and the Director shall make the final decision on a project's compliance with MGD design requirements.

B-2.d.7. The applicant shall pay for up to the first 10 hours of the Design Professional's fees incurred in connection with an application.

#### **B-2.e. Development Review Fees.**

The development review fees shall be reduced by 50% for the adaptive re-use of existing buildings described in item 13 of Section C-16.

### **B-3. Urban Design Best Practices**

In order to accommodate creative solutions to design and development issues, the Director may approve alternatives to the development regulations determined by the Director to be consistent with "urban design best practices." For the purposes of the MGD, "urban design best practices" include design studies approved for the City of Tucson, adopted urban design standards for a downtown area or university transition area in an American city of comparable size, books written by urban design experts or endorsed by a professional organization, such as the American Institute of Architects or the American Planning Association, addressing downtown or university transition area development, or any comparable report, study or standards recommended by the City's Design Professional and approved by the Director.