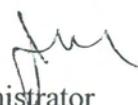




MEMORANDUM

DATE: July 19, 2006

TO: Planning Commission
Infill Subcommittee

FROM: Jim Mazzocco 
Planning Administrator

SUBJECT: Upcoming Meeting – July 26, 2006

Introduction

The next meeting of the Infill Subcommittee is scheduled for **Wednesday July 26, 2006, at 5:30 PM in the Pennington Street Parking Garage Conference Room.** The purpose of the meeting is to discuss revisions made to each of the draft Land Use Code (LUC) amendments in response to the comments received. A summary of the comments, staff recommendations and the status of each draft amendment is provided below. Copies of the comment letters, a matrix summarizing the amendment issues and the revised amendments are attached for your review prior to the meeting on July 26, 2006.

On June 22, 2006, staff updated the Mayor and Council Environmental Planning and Resource Management Subcommittee on the Infill Subcommittee's progress regarding the Neighborhood Overlay Zone (NOZ), the Mixed Use Infill Zone (MI) and the Residential Cluster Project (RCP) amendments. Staff said they anticipated the earliest time the draft NOZ and the MI code amendments will be presented to the Planning Commission would be at the Commission's August 2, 2006 study session. A public hearing before the Planning Commission is expected to be scheduled for September or October.

In addition, staff told the Mayor and Council Subcommittee that the RCP amendment will require more time to complete than the Neighborhood Overlay and the Mixed Use Infill zones. Staff anticipates that the RCP will be presented to the Planning Commission in early 2007.

Summary of Comments

RCP

Most of the comments received expressed concerns about the RCP amendment. The comments are summarized on the attached matrix.

Based on these comments, staff recommends expanding the RCP to include three options: 1) a cluster to address edge conservation areas, 2) an infill-lot reduction option to address infill areas near existing development and, 3) an infill/corridor small lot option that will allow a density bonus. Development standards such as: conservation connectivity, recreation area formulas, site planning improvements, architectural standards, edge mitigation for privacy and compatibility of appearance are anticipated as common elements. Staff expects that a new draft will be available by the end of this year.

Mixed Use Infill Zone

Neighborhood Infill Coalition (NIC) Comments – NIC is concerned that the mixed use zone can be applied for anywhere within the City and that current neighborhood plans provide no guidance regarding appropriate design and location of mixed use zones. NIC is also concerned that the development standards do not offer enough protection for neighborhoods and that the performance criteria to deal with issues of setback, height, building mass, etc. are lacking. NIC suggested that the amendment should include a provision that requires at least two different uses and a provision requiring a certain percentage mix of residential with commercial/retail/office. It was suggested that staff review Pima County's CI-1 Mixed Use Development Option.

Clarion Associates Comments – Clarion Associates, zoning code and land use policy consultants, were hired in late 2005 to review design and infill issues as well as how the general plan is implemented by the Land Use Code. Below are some of their comments:

- Foster mixed use and infill development and remove regulatory barriers to mixed use development;
- Adjust the street setback standards for mixed-use developments as part of the proposed MI Zone. Although it may need to vary in different contexts, disconnect setback standards from traffic counts on adjacent streets, which is a suburban approach that requires greater setbacks from busy streets. This may not be desirable in an urban mixed-use context;
- Allow mixed use and infill projects to build to the property line adjacent to a public right of way and provide an urban streetscape character (e.g., hardscape pedestrian zone and street trees in tree wells);
- Consider allowing a portion of a project's off-street resident or guest parking to be met using on-street spaces adjacent to a development. This is a common approach in many jurisdictions;
- Consider modifying the development designator system for mixed use projects so that commercial standards apply to commercial portions of projects and residential to residential portions.
- Develop clear transitional standards to ensure neighborhood protection.

SAHBA Comments – None provided.

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Neighborhood Protection Overlay Zone (NOZ)

NIC Comments – NIC believes that the NOZ should serve to enhance existing zoning and should be used to ensure that established areas are enhanced and revitalized by new development. NIC is concern whether the NOZ is allowed under state statute and have suggested that the City request a legal interpretation so that the NOZ is not subject to legal scrutiny once adopted.

Clarion Associates Comments – Develop a NOZ that will provide a vehicle for more tailored neighborhood development policies and standards.

- Proceed with Neighborhood Plan Project and the implementation of the Neighborhood Protection Overlay Zone (NOZ) for Jefferson Park and Miramonte neighborhoods.
- Adopt design and operational compatibility regulations as part of the City's development standards. These standards should provide a range of design compatibility options including: setbacks, building materials, building massing, colors, architectural details, etc. Additionally, they should address operational issues such as noise, hours of operation, odors, placement of drive-in windows and service facilities, etc.

SAHBA Comments – None provided.

Design Review Board

NIC Comments – NIC supports the inclusion of a civil engineer or a land planner and a neighborhood representative to the DRB membership composition. However, NIC recommends that qualifications for the neighborhood representative should be required. NIC also identified short-coming of the DRB that need to be addressed. The first is that a decision can ultimately be made by only two members of the DRB since a quorum requires a majority of the five regular members instead of all 7 members. NIC suggests that all members should be made regular members and that the quorum require a majority of the seven member board. Secondly, NIC recommends that notification of DRB meetings should be provided to the affected neighborhood associations and residents adjacent to the project site. If registered associations are nonexistent, NIC suggests that notice should be provided online five days prior to the meeting date. Finally NIC suggests that the DRB recommendations should be in writing and available to the public.

Clarion Associates Comments – Establish a Staff Design Committee responsible for the review of proposed buildings, structures, landscaping, architectural features, development plans and sites within the NOZ, MI and RCP zones. Membership should include: an architect, an engineer, an urban planner/landscape architect/urban designer, permitting specialist and a representative of the City Manager's Office.

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Clarion commented that based on their experience working with communities across the country, this staff review approach represents a step in the right direction. Clarion also commented that the staff review approach is reflective of modern practice in the administration of more complex zoning districts and design standards currently used in communities such as Marana, Sacramento, California and Fort Collins, Colorado. Clarion further recommends that meeting agendas be provided seven days prior to scheduled meetings and that an email distribution list be established for those interested in receiving agendas on a regular basis.

SAHBA Comments – None provided.

Staff Recommendation

Residential Cluster Project

Continue development of flexible design subdivision options for subdivisions. Develop cluster subdivision standards preferably for areas with conservation issues, lot reduction option to encourage flexible design in central city locations along with appropriate transitions standards and recreation area standards, and a small lot option allowing density increases along with a public meeting review to assure community objectives and adjoining use compatibility is attained. Improve draft architectural and site planning standards and private recreation standards based on input from stakeholders and precedents used within the region.

Mixed Use Infill Zone

Continue development of the current draft. Also discuss concerns with stakeholder groups to assure the development standard assure transition standards and allow options in central city locations that accomplish community objectives and efficient patterns of development. Consider transition standards that include both edge standards such as setbacks landscaped buffers but also consider use intensity adjustments next to residential, complementary nonresidential uses for adjoining residential development, operational compatibility and consider the unique site conditions and constraints in a specific area.

Neighborhood Protection Overlay Zone (NOZ)

Continue development of the current draft. Review more thoroughly the actual process and applicability issues related to such an overlay to ensure due process and conservation and protection of neighborhood character issues that are adequately defined.

Design Review Board – Staff recommends establishing a Staff Design Review Committee (SDC) comprised of five members including: an architect, a traffic engineer, an urban planner, landscape architect or urban designer, a permitting specialist and a staff member appointed by the City Manager. The SDC will be established as part of the City's Development Standards document not in the Land Use Code and will review proposed buildings, structures,

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landscaping, architectural features, development plans and sites within the NOZ, MI and RCP zones. A copy of the draft Development Standard is attached.

ATTACHMENTS:

Comment Letters
Comment Summary Matrix
Draft MI Amendment
Draft NOZ Amendment
Draft SDC Development Standard
Draft Pima County Mixed Use Option

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